

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DAVID DE GRAZIA
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Regional Planning

JOSEPH HORVATH
Administrative Deputy,
Administration

CONNIE CHUNG, AICP
Deputy Director,
Advance Planning

Deputy Director,
Land Use Regulation

April 16, 2024

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

Dear Supervisors:

**PROJECT NO. PRJ2022-000029-(2)
CONDITIONAL USE PERMIT NO. RPPL2022000061
APPLICANT: COPART, INC.
PROJECT LOCATION: 8423 SOUTH ALAMEDA STREET
METRO PLANNING AREA
(SECOND SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

This item is an appeal of the Regional Planning Commission's (Commission) decision to approve a Conditional Use Permit (CUP) authorizing the continued use, operation, and maintenance of an outdoor vehicle storage yard with the accessory sale of used and salvaged vehicles (Project) on a 9.77 acre parcel located at 8423 South Alameda Street in the Florence-Firestone community (Project Site). The Commission approved the CUP on October 25, 2023. The Project applicant, Copart (Appellant), appealed five conditions of Project approval on November 7, 2023.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Close the public hearing for Project No. PRJ2022-000029-(2), consisting of CUP No. RPPL2022000061.
2. Find that the Project is categorically exempt from the California Environmental Quality Act (CEQA) for the reasons stated in this Board letter and in the record of the Project.
3. Indicate its intent to deny the appeal of the Commission's approval of the Project and to uphold the Commission's approval of the Project and instruct County Counsel to prepare the necessary findings to uphold the Commission's approval of the Project.



320 West Temple Street, Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292

   @LACDRP • planning.lacounty.gov

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Appellant requests the following:

- a. To modify Condition No. 7 to extend the CUP grant term from ten (10) years to twenty (20) years.
- b. To modify Condition No. 9 to reduce the number of property inspections from two (2) per each year during the grant term to one (1) per each two years during the grant term.
- c. To remove Condition No. 25, which requires the permittee to maintain the Public Rights-of-Way (PROW) areas, such as alleyways, sidewalks, and streets, that are directly adjacent to the Project Site.
- d. To modify Condition No. 36 to include the use of gravel over a compacted base as a permitted ground cover.
- e. To modify Condition No. 40 to extend the timeframe given to complete required site improvements from one (1) year to two (2) years.

Regarding Condition No. 7, the Appellant states that they cannot incur the expenses associated with the required site improvements without the certainty of time and the opportunity to amortize the costs, and without the possibility of being subjected to new improvements in a few years above and beyond those imposed by the subject CUP. Staff believes that a ten (10) year grant term is appropriate because industrial land uses in Florence-Firestone, a community that has long been disproportionately impacted by environmental injustices, should be frequently re-evaluated to ensure that they continue to be compatible with surrounding land uses and otherwise consistent with the General Plan. This re-evaluation would consider the effectiveness of the subject CUP's conditions over the previous ten (10) years.

Regarding Condition No. 9, the Appellant claims that two (2) site inspections per year during the grant term are excessive and an unfair burden that is not imposed on other industrial land uses in the surrounding vicinity. Although site inspections were not required when the previous CUP for the Project Site was approved in 1979, they are now a standard condition of approval for CUPs for industrial land uses. Staff believes that frequent site inspections are appropriate for industrial land uses in Florence-Firestone, a community that has long been disproportionately impacted by environmental injustices where few residents generally know how to complain about violations. These inspections will ensure that the permittee consistently complies with all conditions of approval and that the Project Site continues to be maintained in substantial compliance with the County's Zoning Code.

Regarding Condition No. 25, it requires the permittee to maintain the PROW areas directly adjacent to the Project Site clear of trash and requires that business-related activities do not occur within the PROW. This is a standard condition of approval for all CUPs for industrial land uses and its intent is to require a permittee to demonstrate that they are a good operator and neighbor. The Appellant states that the County's existing housing crisis and the Recreational Vehicle (RV) encampments occurring around the Project Site create a challenge and safety

issue that they should not be held responsible for through their CUP. The Appellant requests that Condition 25 be deleted to ensure that they are not responsible for cleaning up PROW areas that are the County's responsibility. As discussed during the Commission's public hearing, Staff acknowledges that Condition 25 relates to the permittee's business-related activities and not to other issues, such as RV encampments, and the permittee will not be held responsible for any issues in the PROW that are unrelated to their business-related activities.

Regarding Condition No. 36, it requires the permittee to pave areas of the outdoor storage yard that are currently unpaved with asphalt or an oil aggregate mixture (variety of concrete). This is a standard condition of approval for outdoor storage yards that require a CUP. Paving an outdoor storage yard that is storing salvaged automobiles will prevent automobile fluids and oils from leaking into the soil and will prevent tracking dirt and mud onto the adjacent PROW. The Appellant requests a third option to permit gravel over a compacted base and submitted additional information regarding this option after the appeal was filed (see Attachment 1). Staff has reviewed this option and determined it is consistent with Condition 36, so the permittee can proceed with this option without the need for a modification to the wording of that condition.

Regarding Condition No. 40, it requires the permittee to obtain the necessary permits and complete several site improvements, including new walls and gates, new landscaping with a permanent watering system, new trees and new signage within one (1) year. The Appellant states that it would be impossible to meet this timeline, partly due to the County's permitting and plan check process, and requests that the condition be modified to provide the permittee at least two (2) years to complete the improvements. If the permittee demonstrates a good faith effort to comply by applying for the necessary permits but is unable to complete the improvements within one (1) year due to delays in the County's permitting and plan check process, Staff will provide up to one (1) additional year for the permittee to comply without the need for a modification to the wording of Condition 40.

Implementation of Strategic Plan Goals

The Project promotes Goal 2: Foster Vibrant and Resilient Communities, of the County Strategic Plan. The Project will promote vibrant and resilient communities by continuing to meet local and regional demands for more affordable automobiles and automobile parts and will promote the diversification of commercial and retail services in the community. The Project Site has been occupied by automobile-oriented uses since the 1970's and is a thriving remnant of the historical industrial sector in the community. In addition, the Project will provide local employment opportunities and incentivize economic development and growth in a manner that benefits the safety and wellbeing of the community, compared to haphazard growth that worsens land use incompatibilities.

The Project's CUP will require the business to come into substantial compliance with the County's Zoning Code, which will assist in mitigating operational and visual impacts on the nearby residences and the larger community. The required site improvements, such as new

walls and gates and new landscaping, will contribute towards fostering neighborly relations, vibrant communities, and the County's environmental justice goals.

FISCAL IMPACT/FINANCING

Approval or denial of the appeal is not expected to result in any new significant costs to the County, as the proposed Project is a private development. Any construction costs and operating costs will be incurred by the permittee. Existing infrastructure and public services are adequate to accommodate the proposed Project, as confirmed by the County Departments of Public Works, Fire, Public Health, and Parks and Recreation.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A duly noticed public hearing was held before the Commission on October 25, 2023. After Staff's presentation, the Commissioners had questions for Staff, including a request to provide more context regarding the RV encampments around the Project Site and County actions to address the issue, such as the Pathway Home effort. Afterward, the Appellant's team was given 15 minutes to provide their testimony. In their testimony, which included a PowerPoint presentation, the Appellant expressed disagreement with Staff's portrayal of the exterior site conditions and requested modifications to the proposed Condition No. 7 (Grant Term), Condition No. 9 (Site Inspections), Condition No. 25 (Clean and Clear PROW), Condition No. 36 (Site Paving Material), and Condition No. 40 (Site Improvement Timeline).

After the Appellant's testimony, the Commission continued to deliberate and take testimony on the proposed conditions of approval, the challenges of abating graffiti on the Project Site taking into consideration the impacts of the surrounding RV encampments, and Staff's flexibility in working with businesses to come into compliance with the County's Zoning Code. At the end of their discussion, the Commissioners voted in favor of approving the Project without any modifications to the proposed conditions of approval.

When filing the appeal, the Appellant raised several concerns with the process related to the CUP application and the Commission's public hearing. First, the Appellant stated that they were not able to review the conditions in advance and that they were not able to respond to or answer questions regarding the conditions. However, the conditions were provided to the Appellant at the same time there were provided to the Commission on October 12, 2023, 13 calendar days before the public hearing. As noted above, the Appellant was able to respond to the conditions as part of their testimony, during which they requested modifications to some of the conditions, and the Appellant answered questions from Commissioners after their testimony.

Second, the Appellant stated that information regarding the basis for the conditions was not entered into the public record. Staff's understanding is that the Appellant is referring to two virtual meetings that Staff conducted with two neighborhood residents who submitted written

correspondence after the public hearing notices were mailed (see Attachment 4). However, these virtual meetings were intended to be responsive to the neighborhood residents by asking them to clarify their comments related to occupied RVs and issues in the PROW, by answering their questions about the Project and the public hearing process, and by referring them to other County resources. The discussions at these virtual meetings did not form the basis for Staff's recommended conditions, as they were drafted before the public hearing notices were mailed.

Lastly, the Appellant stated that, during the Commission's discussion after hearing the testimony, they did not ask the Appellant to opine on their questions regarding the technical details of the conditions and that the Appellant was not permitted to comment. However, pursuant to the Commission's Rules of Procedure, the Commissioners were not required to ask the Appellant questions or allow them to provide comment during the Commission's discussion period. Overall, the CUP application and Commission's public hearing were handled consistently with other CUP applications and public hearings.

ENVIRONMENTAL DOCUMENTATION

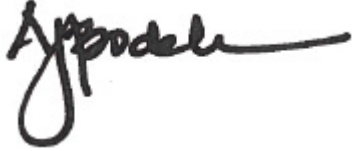
Staff recommends that a Categorical Exemption (Class 1 – Existing Facilities and Class 3 – New Construction or Conversion of Small Structures) is the appropriate environmental documentation under CEQA and the County environmental guidelines. The Project involves an existing establishment and does not include any expansion to its current site and operations. The required site modifications are minor improvements, such as installing new fencing, landscaping, and irrigation and fall well within the building parameters of the Class 3 Categorical Exemption. In addition, the proposed modifications will minimally reduce the outdoor automobile storage area due to the 10-to-15-foot setback of the outdoor automobile storage areas from the new steel walls. Furthermore, no exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project is not located in an environmentally sensitive area, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, there are no exceptions to the proposed exemption and the exemption still applies to the Project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the CUP is not anticipated to have a negative impact on current services or projects because the land use and utilities onsite are existing and there are no potential impacts on other existing services or projects.

For further information, please contact Christina Nguyen of the Metro Development Services Section at (213) 262-1325 or cnnguyen@planning.lacounty.gov.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Amy Bodek', with a long horizontal flourish extending to the right.

AMY J. BODEK, AICP
Director of Regional Planning

AJB:DD:MG:CS:lm

Attachments:

1. Project Appeal Forms and Additional Information Regarding Condition No. 36
Submitted by Appellant
2. Findings and Conditions
3. Commission Staff Reports
4. Correspondence
5. Site Plans

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

APPEAL FORM APPLICANT

SUBDIVISION PROJECT APPEAL: YES _____ NO X

ADMINISTRATIVE CALIFORNIA ENVIRONMENTAL
QUALITY ACT (CEQA) ONLY APPEAL: YES _____ NO X

COASTAL DEVELOPMENT PERMIT APPEAL: YES _____ NO X

DATE: November 7, 2023

DEPARTMENT: Planning / Regional Planning Commission

PROJECT NUMBER: PRJ2022-000029-(2) and RPPL2022000061

APPLICANT NAME: Copart (Contact: Jon Lawson)

PROJECT LOCATION: 8423 South Alameda Street, Los Angeles, CA

ZONED DISTRICT: M-2

Related Zoning Matters:

CONDITIONAL USE PERMIT (CUP) NUMBER(S): CUP CASE NO 1525-(2)

VARIANCE NO.: _____

ZONE CHANGE NO.: _____

This is an appeal of the decision of the Regional Planning Commission regarding the project above. This form is to be filed in person with a form of personal identification and a check or money order made payable to the "Board of Supervisors" during regular business hours of 8:00 a.m. to 5:00 p.m. prior to the appeal deadline at the address below. Appeal fees subject to change. Contact the Executive Office of the Board of Supervisors for information at (213) 974-1426.

This is to appeal: (Check one) Appeal for an approved project with greater than two conditions;

_____ The Denial of this Project: \$9,460*

_____ Two or less conditions of the Project to be listed below: \$1,104*

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*For Subdivision appeals: \$260.00 of this appeal fee amount will be allocated to the Board of Supervisors' Hearing.

APPEAL FORM APPLICANT

Briefly, explain the reason for the appeal. Attach additional information if necessary.

See attached

x

Appellant Signature

Jon Lawson

Print Name

14185 Dallas Parkway, #300

Street Address

Dallas, Texas

City/Zip

972-391-5145

Day Time Telephone Number

jon.lawson@copart.com

E-mail Address

November 7, 2023

Los Angeles County, Board of Supervisors

appeal@planning.lacounty.gov

500 West Temple Street

Room 383

Los Angeles, CA 90012

**RE: Case No: PRJ2022-000029-(2) / RPPL2022000061
8423 South Alameda Street, Los Angeles, California**

Dear Members of the Board of Supervisors:

I am writing on behalf of the Applicant, Copart ("Applicant") and owner of the property located at 8423 South Alameda Street, to appeal certain conditions of the approval under Case Numbers: PRJ2022-000029-(2) and RPPL2022000061, approved by the Regional Planning Commission ("RPC") on October 25, 2023.

At the public hearing on October 25, 2023, the Applicant requested certain modifications to conditions of approval related to the length of the grant term, required physical improvements, and certain general operating and performance conditions that the Applicant deemed to be excessive for the Project. The Applicant is appealing Conditions Number 7, 9, 25, 36, and 40.

Typically during the planning process staff provides the opportunity for an Applicant to review draft Conditions of Approval that are to be incorporated into the final resolution as part of the public hearing, particularly when there are performance conditions with financial implications to an Applicant. In this instance, not only did staff not offer the courtesy to the Applicant to review the conditions in advance, staff failed to provide the Applicant any opportunity to respond to or answer questions regarding the conditions. Furthermore, new information was presented to the Applicant two days before the public hearing regarding the basis for the conditions that was not entered into the public record. As a result, we believe that conditions were drafted without sufficient technical knowledge necessary to determine appropriate timeframes, materials, financial cost, and reasonable expectations of the Applicant as part of project approval. Instead, the RPC relied only on the internal discussions of County staff to support the proposed conditions in lieu of communicating with the Applicant who has the most in depth knowledge of the operations of their own facility. These actions by staff are representative of the several month pre-application review, and two-year case processing timeline to get to a public hearing, which included a reversal in staff position on numerous occasions regarding their incorrect interpretation of the Los Angeles County Code ("LACC"), and substantial delays in communication with no response from staff for month long stretches, or even greater where staff would not acknowledge emails, phone calls or requests from the Applicant. As such, Copart has incurred excessive costs and time delays related to this instant application, and is thus wary of the County's public process and procedures.

Additionally, the RPC adopted the proposed conditions without consideration of physical feasibility from the Applicant or the ability of the Applicant to opine on their questions regarding technical details of the conditions. Conditions 25 and 40 are therefore physically impossible to comply

with as drafted, and the Applicant was not permitted to comment during commissioner discussion. The only offering from staff was ill informed comment provided from a google search conducted on a cell phone after noting that staff did not have the subject matter knowledge necessary to provide accurate supporting information. The following outlines the Applicant's issues with the above-referenced conditions:

1. *Condition 7: This grant shall terminate on October 25, 2033. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new CUP application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve (12) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.*

As part of the overall conditions of approval, the Applicant is required to install over ½ mile of perimeter fencing, and new landscaping, irrigation, trees, and other physical improvements with an estimated capital expenditure of more than \$3 million. Depending upon the extent of surfacing required for the property as required by Condition 36 (discussion below), this capital investment may be as high as \$8 million. The Applicant is willing to invest substantial funds and improvements into the property and their operations with the expectation that they will be permitted to continue to operate for another 30 years, as they have been a tenant on the property since 1993. Unfortunately Condition # 7 of the conditions of approval stipulates a 10-year expiration of the grant term, which is significantly shorter than the original 30-year grant term of the original CUP from 1979, and shorter than the 15-year term that staff has been discussing with our team since filing this case two years ago. Copart cannot incur the expenses associated with this action without the certainty of time and the opportunity to amortize the costs, and without the threat of being subjected to new improvements in a few years above and beyond those imposed here, based on an arbitrary position that they should have to renew their grant in 10 years.

Furthermore, as indicated earlier, the staff report and recommended conditions of approval that are requiring this 10-year shortened grant term with bi-annual monitoring are based on the notion that this operation is dilapidated, with a list of prior unsatisfied code enforcement actions, attempting to prove the Applicant as a delinquent operator. We strongly object to this description of the use, as it unfairly prejudices the proposed conditions of approval requiring now bi-annual compliance monitoring, heavy penalties for non-compliance, and the threat of renewal in only a few years from now. Additionally, testimony from Code Enforcement at the public hearing demonstrates that the Applicant is a reliable operator with a clean and organized site at the interior, and all parties at the hearing agreed that the graffiti and trash within the public right-of-way or inflicted upon the Applicant's fence will continue to be an issue regardless of any future improvements to the site due to the nature of the unhoused crisis in the immediate area. As such, the characterization of the Applicant and Property by staff as a nuisance use for the purposes of determining the grant term is both inaccurate and not supported by the evidence presented at the public hearing.

The Applicant needs certainty of operation in this location, as industrial land is scarce in the county of Los Angeles, and the Applicant does not have the ability to relocate to another a 10-acre industrial property somewhere in the area. They are not the property owner, only the tenant, and so they are in no position to renew in nine (9) years, especially when it took two years for staff to bring forth this conditional use permit for approval at a public hearing due to numerous staff delays and mistakes that were documented by the Applicant as part of discussions with supervisors. As such we would ask the Board of Supervisors consider a modification that we also asked the RPC to consider, that Condition #7 be modified to reflect a 20-year grant term, not 10-years, to allow for the Applicant to recover their investment into this property and to provide some certainty and stability for their operations.

2. *Condition 9: "The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$4,000.00, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of this grant. The fund provides for five ten (20) annual inspections. One inspection shall occur at the end of twelve (12) month period (October 25, 2025) granted for the permittee to complete the site improvements outlined in Condition Numbers 30 through 39. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).*

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater."

As discussed at the public hearing on October 25th, and as indicated above, the property is kept in a clean, safe condition. A representative from the Code Enforcement testified that the property is well kept, clean, and that there are no violations. Despite this, the Applicant was painted by staff and several commissioners as a nuisance business with a history of code enforcement violations, non-compliance, and general bad business practice. The business has been in operation for more than 30 years with no on-going inspection requirement, and now, after more than 30-years of operation is being subjected to bi-annual compliance inspections based upon a biased presentation from staff. As such, we asked the RPC, and are now asking the Board of Supervisors to consider modifying Condition #9 to relax the requirement for bi-annual compliance monitoring. The inspections are an unfair burden on Copart that has not

been imposed on any other use in the surrounding vicinity, as evidenced by the physical state of those neighboring industrial operations. Copart has shown no need for regulation like this for the past 30 years, and to now subject them to biannual compliance monitoring is excessive and unfair based on their history of operating a clean and safe site, with no record of complaints with the county, the police department, or on-site.

Upon completion of this project, Copart will be the nicest and most lushly-landscaped property in the area, and they deserve the opportunity to prove that they will continue to be a good operator and neighbor for the community. As such, we would ask that after the first monitoring inspection to verify that required improvements are installed, that these inspections be relaxed to every 24-months, and not every six (6) months.

3. Condition 25: *All public right-of-ways directly adjacent to the property (alleyways, sidewalks, and streets) shall be maintained clean and clear. No business-related activities shall occur outside of the perimeter walls.*

The County of Los Angeles and greater Southern California is in a housing crisis that has resulted in many encampments in the immediate vicinity of the Property, specifically along 86th Street, as well as the parking of Recreational Vehicles (“RV’s”) and camper vans. It is not the responsibility of a private property owner to maintain the public right of way, including sidewalks and streets. Copart will maintain its property perimeter and anything related to their own operations. However, due to the nature of the encampments in this area, significant trash and debris are frequently generated by the populations living in both campers and other forms of temporary structures. The Applicant is sympathetic to the livelihood these individuals, but also has to protect its employees from any potentially dangerous situations. Most recently, a customer of the Copart facility was held at gun point when attempting to exit the area, and gun violence resulted in the death of an individual on nearby streets. Copart works closely with local law enforcement to stay apprised of these issues and be a helpful collaborator in this area. Copart staff have a close relationship with police department staff assigned to the area.

As such, Condition Number 25 should be deleted to ensure that the Applicant is not responsible for cleaning up public right-of-way areas that are the responsibility of the County of Los Angeles. The County of Los Angeles has not maintained the immediate area surrounding the site, offered refuge to current residents, or done any intervention measures to eliminate the number of parked RVs or makeshift structures being constructed in the public right-of-way. This ongoing crisis is not incumbent upon the Applicant to solve. Furthermore, it is illegal for a private entity to clear public sidewalks related to encampments and homelessness. In this community, there have been violent crimes committed by the unhoused population and it poses an ongoing safety and security issue to its employees for these conditions to require the Applicant to be responsible for maintaining the public sidewalks around the property beyond their property line. County staff and the RPC all acknowledged at the public hearing that the crisis in the area is not the responsibility of the Applicant. As such, the Applicant strongly objected to this condition during the public hearing and is once again asking the Board of Supervisors to acknowledge that this is an unreasonable performance condition and should thus be deleted.

4. *Condition 36: Where the outdoor automobile storage areas are unpaved, the permittee shall pave those areas with asphalt surfacing, or an oil aggregate mixture, prevent emission of dust or tracking of mud onto the public-right-of-way, and in places where the asphalt has been damaged, repairs shall be performed where needed to the satisfaction of LA County Planning.*

The Applicant is requesting that Condition 36 be modified to also include a third option to permit gravel over a compacted base, which is the standard surfacing in most of the Applicant's other properties and is used by many facilities in the immediate area. This additional surfacing option will allow the company to have standardized improvements across all of their facilities. The interior of the current Copart facility is well maintained and organized, and utilizes compacted gravel on site that serves as an appropriate surface for the wear and tear of such a large facility. Due to the size of the site, the obligation to repave or utilize an oil aggregate mixture would be incredibly onerous for the Applicant, and paving the entire 10-acre property with asphalt would result in significant disruption to the business operations, causing substantial off-site storage of vehicles, and ongoing maintenance costs. The intent of the condition is to prevent dust and mud tracking onto the public right-of-way.

At the public hearing on October 25th, there was discussion between the RPC and staff about permeability of the materials. The RPC had no knowledge of the difference between asphalt and an oil aggregate mixture. Staff did not allow the Applicant to respond as an expert in the field with a clear understanding of these materials, with three experts present at the hearing who could opine on the operation of and materials used by their own facilities. Instead, the RPC deferred to a response from a junior staff person who verbally acknowledged she had no knowledge about the use or permeability of the materials, and indicated that they didn't know that there was an option suggested in the condition to use an oil-aggregate mixture. This junior staff person also verbally identified during this interaction that she utilized Google on her phone to look up information that she then presented as fact. The RPC thus incorporated into its decision faulty information that was inappropriately presented by staff, and relied on a discussion which included no subject matter knowledge as the basis for the RPC's rejection of this request. It is completely baseless that the County is subjecting the Applicant to an onerous performance condition without any discussion of the practical or financial implications of this condition, and no opportunity to consider something equally effective to meet the intent of the condition. No reputable Fortune-500 company should be subjected to a performance condition of approval based upon the results of a "google search" that was erroneously presented to the RPC as fact, if it carried any bearing on their deliberation of this condition.

5. *Condition 40: **The site improvements required by Condition Numbers 30 through 39 shall be fully implemented by October 25, 2024.** If this does not occur, in accordance with Condition Number 11, the Commission or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations).*

The Applicant strongly objects to the requirement to install all improvements within 12 months or by October 25, 2024. This is physically impossible to comply with given the length of time

necessary to develop construction documents, and to go through the plan check and permitting process, let alone the physical construction process. Currently the plan check and permitting process in the County takes between 8-12 months to secure permits, and with a projected 10-12 week timeline to develop construction documents, the Applicant will be lucky to secure building permits and necessary commitments from the local water purveyors for the property within 12 months. Then, depending on the extent of improvements required by the conditions of approval, the Applicant estimates 9-12 months of construction and site work to install improvements, again subject to the availability of water to serve the Property from the local purveyors. As such, the Applicant needs no less than 24-months to complete improvements and implement conditions 30-39, not 12 months.

When we questioned staff about this condition prior to the public hearing, we were told that internally staff discussed that 12 months was reasonable, yet as identified above never consulted the Applicant, again subjecting the Applicant to an arbitrary performance measure by staff with no related experience to address site improvement timelines for construction or relevant permitting experience. If this condition is held static, the County of Los Angeles is ensuring that this Applicant fail by subjecting them to further code-enforcement actions, and solidifying denial of any renewal applications in the future. This is unfair and unreasonable, and thus we are asking the Board of Supervisors to allow a modification of this condition to a reasonable extended performance timeline.

Modification of these conditions will help the Applicant to fully comply with the Conditional Use Permit in a way that is appropriate for a longstanding community business that has maintained an orderly site since their use was established at the Property in 1993.

All other provisions of the approval and the CEQA clearance are acceptable to the Applicant. On behalf of the Applicant, I respectfully write to partially appeal the conditions above related to Case Numbers: PRJ2022-000029-(2) and RPPL2022000061.

Sincerely,

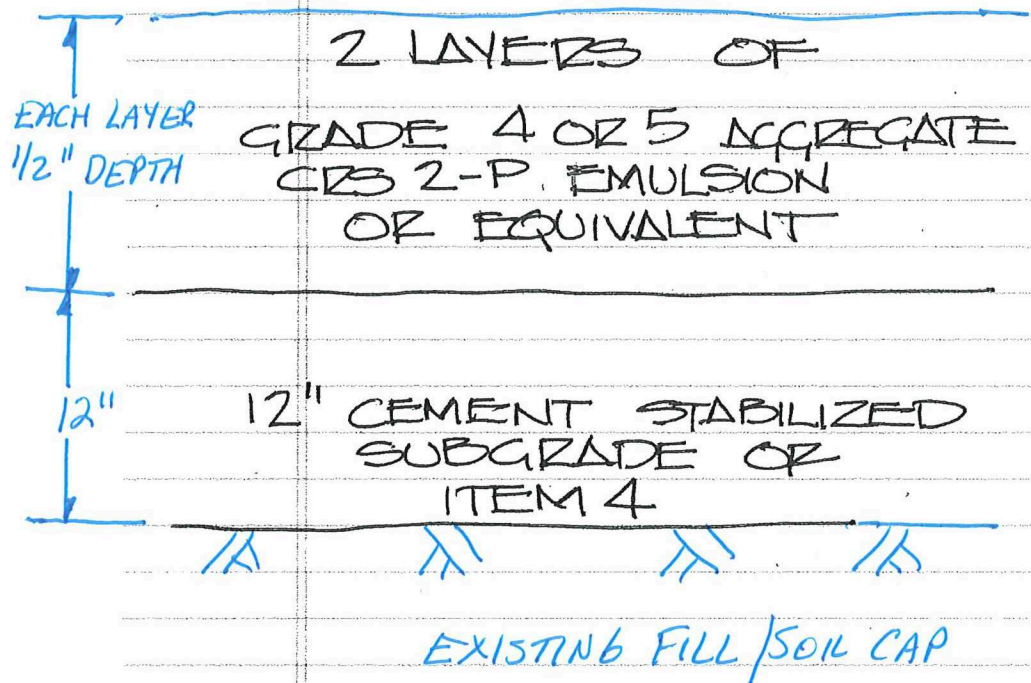


Dana A. Sayles, AICP
Applicant Representative

cc: Jon Lawson, Copart
Elisa Paster, Rand Paster Nelson LLP

APPENDIX C

COPART CHIP SEAL
CROSS SECTION



NOT TO SCALE

#883

APPENDIX D

ITEM 410.02010006 FIBER CHIP SEAL PAVEMENT INTERLAYER (1A)
ITEM 410.02020006 FIBER CHIP SEAL PAVEMENT INTERLAYER (1ST)
ITEM 410.02030006 BITUMINOUS MATERIAL
ITEM 410.02040006 FIBER CHIP SEAL SWEEPING WITH PICK UP BROOM

DESCRIPTION. This work shall consist of the construction of a single course fiber chip seal for pavements and/or shoulders as an interlayer placed prior to a permanent wearing surface, and in accordance with the contract documents.

MATERIALS

1. **Bituminous Material.** The bituminous material shall meet the applicable requirements of Section 702.
 - A. **Bituminous Material – Pavement and Shoulders.** Ensure that the bituminous material is compatible with the selected aggregate; use item 702-3301P, 702-3102P or 702-4101P.
 - B. **Bituminous Material – Shoulders.** For shoulders only, the Contractor shall use item 702-3301P.
2. **Aggregates.** The aggregate shall conform to the requirements of §703-02, Coarse Aggregates, except as modified herein. The aggregate size shall be No. 1ST or No. 1A, as specified. The aggregate's flakiness index shall meet the requirements of Materials Method 410, *Chip Seal Mix Design*.
 - A. **Aggregate – Pavement.** The aggregate shall meet one of the following requirements:
 1. Limestone or a blend of limestone and dolomite having an acid insoluble residue content not less than 20.0%
 2. Dolomite.
 3. Sandstone, granite, chert, trap rock, ore tailings, or other similar non-carbonate materials.
 4. Use gravel or blend two or more of: gravel, limestone, dolomite, sandstone, granite, chert, trap rock, ore tailings, or other similar materials to meet the following requirements:
 - a. Size 1ST Aggregate. Produce a final blend having noncarbonate plus 1/4 inch particles comprising at least 20.0% of the total aggregate by weight with adjustments to equivalent volumes for materials of different specific gravities.
 - b. Size 1A Aggregate. Produce a final blend having noncarbonate plus 1/8 inch particles comprising at least 20.0% of the total aggregate by weight with adjustments to equivalent volumes for materials of different specific gravities.
 - B. **Aggregate - Shoulders.** The aggregate shall conform to the requirements of §703-02, Coarse Aggregates.
 - C. **Stockpile.** Build an aggregate stockpile at a location approved by the Engineer. When blending multiple aggregates, use automated proportioning and blending equipment to produce a uniformly graded stockpile.
3. **Fibers.** Use class E glass fiber conforming to ASTM D578, Standard Specification for Glass Fiber Strands.

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ITEM 410.02040006 FIBER CHIP SEAL SWEEPING WITH PICK UP BROOM

4. Material Sampling and Testing.

A. Aggregate Stockpile.

1. **Contractor Testing.** The Contractor shall perform the following tests and submit the results to the Regional Materials Engineer.
 - a. Obtain three samples, according to ASTM D75, *Standard Practice for Sampling Aggregates*. Each sample must contain material from each face of the stockpile.
 - b. Test samples in accordance with AASHTO T 11, *Materials Finer than #200 Sieve in Mineral Aggregates by Washing*, and AASHTO T 27, *Sieve Analysis of Fine and Coarse Aggregates*. Test results shall be based on the average of three tests.
 - c. When required, sample and test the aggregate in accordance with Materials Method 28, *Friction Aggregate Control and Test Procedures*.
 - d. Determine the aggregate's flakiness index as defined by Materials Method 410, *Chip Seal Mix Design*.
2. **Department Testing and Approval.** The Department may elect to sample the aggregate stockpile prior to allowing the Contractor to begin work.

Aggregate is subject to quality assurance (QA) testing by the Regional Materials Engineer. Each day of work, the Department will witness and take possession of an aggregate sample obtained by the Contractor. The sample will be taken from the portion of the stockpile to be used in that day's production, and represent the entire quantity of aggregate placed that day.

The Department will evaluate any material failing QA testing to determine if it will be left in place. Material represented by a sample failing QA testing that is left in place will be subject to pay reductions.

Samples shall meet appropriate friction values. All fiber chip seal previously placed with material from a stockpile rejected for non-carbonate or acid insoluble residue content will be rejected.

- B. Bituminous Material.** Bituminous material is subject to QA testing by the Materials Bureau.

The Engineer will evaluate any material failing QA testing to determine if it will be left in place. Material represented by a sample failing QA testing that is left in place will be subject to pay reductions.

- C. Fiber.** Fiber will be accepted based on manufacturer's certification.

5. **Mix Design.** Complete a mix design for pavements and/or shoulders in accordance with Materials Method 410. A shoulder mix design is required when Contractor operations require the shoulder to be treated separately from the mainline. Mix designs shall be submitted to the Engineer a minimum of two weeks prior to the start of the work.

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CONSTRUCTION DETAILS

1. General

A. *Weather and Seasonal Limitations.* Fiber Chip Seal shall be placed during the period from May 1st through September 7th. Material shall not be applied to a pavement surface when the:

1. Surface has standing water or is saturated.
2. Surface temperature is less than 60°F.
3. Ambient temperature is less than 50°F.
4. Weather conditions would prevent proper construction of the fiber chip seal.

B. *Equipment.* All equipment shall be maintained in satisfactory working conditions at all times.

1. *Self-propelled Pick Up Broom or Vacuum Sweeper.*

The self-propelled equipment shall be designed, equipped, maintained and operated so that the pavement can be swept clean. Excess aggregate shall be contained in an onboard hopper and disposed of.

2. *Bituminous Material and Fiber Distributor*

- a. The distributor shall be equipped, maintained, and operated so that bituminous material can be applied uniformly on variable widths up to 15 feet; and at controlled temperature and rates from 0.05 to 0.55 gallons per square yard. Prior to starting work, the distributor shall be calibrated for transverse and longitudinal application rate by ASTM D 2995, *Standard Practice for Estimating Application Rate of Bituminous Distributors*, or an equivalent method approved by the Engineer. The Engineer will witness the equipment calibration or require the Contractor to provide documentation certifying the calibration.
- b. The distributor shall uniformly apply the bituminous material at the specified rate with a maximum allowable variation of 0.02 gallons per square yard.
- c. Distributor equipment shall include accurate volume measuring devices or a calibrated tank, and a thermometer for measuring temperatures of tank contents. Distributors shall be equipped with full circulation spray bars adjustable laterally and vertically. The distributor shall be equipped with a bituminous material sampling valve.
- d. The distributor shall have a number of sources for uniformly dispensing cut in-place glass fiber, 2 inches in length, at controlled rates from 0.11 to 0.14 pounds per square yard.

3. *Aggregate Spreader*

The aggregate spreader shall be a self-propelled unit capable of uniformly spreading the aggregate at the required rate on a minimum width of 6 inches wider than the width of the lane to be treated. Prior to starting work, the spreader shall be calibrated using ASTM D 5624, *Standard Test Method for Determining the Transverse-Aggregate Spread Rate for Surface Treatment Applications*. The Engineer will witness the equipment calibration or require the Contractor to provide documentation certifying the calibration.

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4. *Pneumatic Tire Roller*

Pneumatic tire rollers shall be self-propelled and have oscillating wheels with smooth tread tires and will have a minimum ground contact pressure of 80 psi. The tire pressure for all wheels shall be uniform within ± 5 psi. The rollers shall be operated at a maximum speed of 5 mph. Refer to Table 410-1 Number of Rollers for the minimum number of rollers required.

C. *Surface Preparation.* Perform all surface preparations prior to applying the fiber chip seal.

1. Thoroughly sweep the entire area to be overlaid of dirt, oil, and other foreign materials. Remove all paint abrasions, debris and standing water.
2. Cover all manhole covers, water boxes, catch basins, and other such utility structures within the area being treated with plastic, building felt, or other material approved by the Engineer. Remove the covers each day.
3. The Contractor shall remove any epoxy, thermoplastic, or preformed tape pavement markings.

2. Fiber Chip Seal

A. *Application of Bituminous Material.* Bituminous material shall be applied in a uniform, continuous spread over the section to be treated and within the temperature range recommended by the manufacturer. The Contractor shall document and report to the Engineer any field changes in application rates from the mix design submittal.

Where longitudinal joints are to occur, the application of bituminous material from the initial pass shall extend 6 inches beyond the area to be covered with aggregate. Subsequent passes of the bituminous spreader shall overlap the exposed bituminous material and the edge of the initial aggregate pass.

Uncovered bituminous material shall not be exposed to traffic. All bituminous material shall be covered with aggregate before opening to traffic.

The distributor shall be moving forward at proper application speed at the time the spray bar is opened. If any skipped areas or deficiencies occur, the operation shall be immediately stopped. The bituminous material shall not be applied more than 200 feet in advance of the self-propelled aggregate spreader. The distributor, when not spreading, shall be parked so that the spray bar or mechanism will not drip bituminous material on the surface of the roadway.

B. *Application of Fiber.* Fiber shall be spread uniformly by the distributor at the application rate established in the mix design.

C. *Application of Cover Aggregate.* Immediately following the application of the bituminous material and fiber, cover aggregate shall be spread at the rate established by the Contractor in the mix design. The Contractor shall document and report to the Engineer any field changes in application rates from the mix design submittal. Spreading shall be accomplished in such a manner that construction equipment or other vehicles shall not drive on the uncovered and newly applied bituminous material. Any free

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bituminous material on the surface caused by a deficient amount of cover aggregate shall be covered by broadcasting additional aggregate over the deficient area. Longitudinal joints shall be parallel to the centerline. Ensure that longitudinal joints will correspond with the edges of the proposed traffic lane. Where any construction joint occurs, the edges shall be broomed back and blended so there are no gaps and the elevations are the same, and free from ridges and depressions.

Initial rolling of cover aggregate shall occur within 5 minutes after the application of bituminous material. Cover aggregate shall receive a minimum of three roller passes within 30 minutes of bituminous material application. Use Table 410-1 Number of Rollers to determine the minimum number of rollers required:

Table 410-1 Number of Rollers	
Overlay width (feet)	Number of Rollers (minimum)
≤ 6	1
> 6 ≤ 9	2
> 9 ≤ 12	3
> 12	4

- D. *Post Application Sweeping.*** Prior to opening the roadway to unguided traffic, sweep loose stone from the newly treated surface. Additional sweeping of loose stone shall be performed as directed by the Engineer during a 5-day period following placement of the fiber chip seal.
- E. *Opening to Traffic.*** After the fiber chip seal application, traffic shall be maintained at a speed not to exceed 15 mph for a period of 3 hours after placement of the fiber chip seal by the use of pilot vehicles or an alternative method approved by the Engineer. Use Table 410-2 Pilot Vehicles to determine the number of pilot vehicles required:

Table 410-2 Pilot Vehicles	
Lane Miles Surfaced In Previous Three Hours	Number of Pilot Vehicles
< 2	1
≥ 2	2

Immediately after completion of the chip seal, the section shall be signed with black on orange W8-7 *LOOSE STONE* signs and black on orange 30 MPH W13-1P advisory speed plaques for a period of seven days. The warning sign and the advisory speed plaque shall be installed on the same post as specified in the MUTCD. The signs should be posted at ½ mile intervals. The first sign shall be posted in advance of the section in accordance with the MUTCD. The day and night visibility of the sign assemblies shall be enhanced by either 18 inch square orange flags for daytime visibility and low intensity Type A flashing warning lights for night visibility or high intensity Type B flashing warning lights for 24 hour visibility.

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METHOD OF MEASUREMENT.

1. **Fiber Chip Seal Pavement Interlayer.** The quantity measured will be the number of square yards of material in place, making no deductions for minor untreated areas such as catch basins and manholes
2. **Bituminous Material.** The quantity measured by the number of gallons at 60°F incorporated in the work.

The following formula will be used to calculate bituminous material quantity at 60°F:

$$\text{Volume @ 60°F} = \text{Volume}_D \times [1 - (\Delta T \times 0.00025)]$$

Where:

ΔT = Delivered Temperature (°F) – 60

Volume_D = Quantity Delivered (gallons)

3. **Fiber Chip Seal Sweeping with Pick Up Broom.** The quantity measured will be the number of square yards of existing pavement and/or shoulder surfaces swept.

BASIS OF PAYMENT.

1. **Fiber Chip Seal Pavement Interlayer.** The unit price bid per square yard for this work shall include the cost of all labor, materials and equipment necessary to perform the work, except:
 - Bituminous material used for treatment will be paid under separate item
 - Fiber chip seal sweeping will be paid under separate item
 - Cleaning existing pavement and/or shoulders, pavement marking removal and work zone traffic control will be paid for under their appropriate items.

If QA test results for aggregate exceed the rejection limit in Table 410-3, the Regional Materials Engineer will evaluate if the material can remain in place. If the material is left in place, the fiber chip seal item will be subject to a reduction in payment according to Table 410-3:

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TABLE 410-3 FIBER CHIP SEAL PAY TABLE		
1ST Aggregate		
	Pay Reduction	Rejection Limit % Passing
1/2 Sieve	$(100 - X) * 10$	< 97
1/4 Sieve	$(X - 15) * 5$	> 20
200 Sieve	$(X - 1.5) * 50$	> 2
Flakiness Index	$(X - 25) * 5$	> 30
1A Aggregate		
	Pay Reduction	Rejection Limit % Passing
1/2 Sieve	$(100 - X) * 10$	< 97
1/4 Sieve	$(90 - X) * 5$	< 85
1/8 Sieve	$(X - 15) * 5$	> 20
200 Sieve	$(X - 1.5) * 50$	> 2
Flakiness Index	$(X - 25) * 5$	> 30

X = QA % Passing test value. Negative values indicate full payment. The QA results for the 200 sieve and Flakiness Index will be calculated to the nearest tenth. All other QA values will be rounded to the nearest whole number.

2. **Bituminous Material.** The unit price bid per gallon shall include all the cost of labor, materials, and equipment necessary to perform the work.

The Engineer will evaluate any bituminous material failing QA testing to determine if it will be left in place. If the material is left in place, the bituminous material will be subject to a reduction in payment according to Table 410-4:

Table 410-4 Bituminous Material Pay Table	
Number of Failing QA Test Results	Pay Reduction of Bituminous Material Item
1	15%
2	25%

3. **Fiber Chip Seal Sweeping with Pick Up Broom.** The unit bid price per square yard for this work shall include the cost of all labor, materials, and equipment necessary to complete the work. An additional payment shall be provided for all post application sweeping.

Payment will be made under:

Item No.	Item	Pay Unit
410.02010006	Fiber Chip Seal Pavement Interlayer (1A)	Square Yard
410.02020006	Fiber Chip Seal Pavement Interlayer (1ST)	Square Yard
410.02030006	Bituminous Material	Gallons
410.02040006	Fiber Chip Seal Sweeping with Pick Up Broom	Square Yard

APPENDIX E

Chipseal Copart – Milwaukee, WI



A high-resolution, close-up photograph of a chipseal pavement surface. The surface is composed of numerous small, light-colored aggregate chips embedded in a dark, binder-rich matrix. The chips are irregular in shape and size, creating a textured appearance. The overall color is a mix of light gray and dark gray/black. In the bottom right corner, there is a white rectangular box containing black text.

**Chipseal Close-Up
Copart – Milwaukee, WI**

Chipseal Copart – Freetown, MA



A close-up photograph of a chipseal pavement surface. The surface is composed of dark, angular aggregate stones held together by a dark binder. The texture is granular and uneven. A white rectangular box is overlaid in the bottom right corner, containing black text.

Chipseal Close-Up
Copart – Freetown, MA

Chipseal Copart – Okeechobee, FL





**Chipseal Close-Up
Copart – Okeechobee, FL**

Chipseal Copart – Loganville, GA



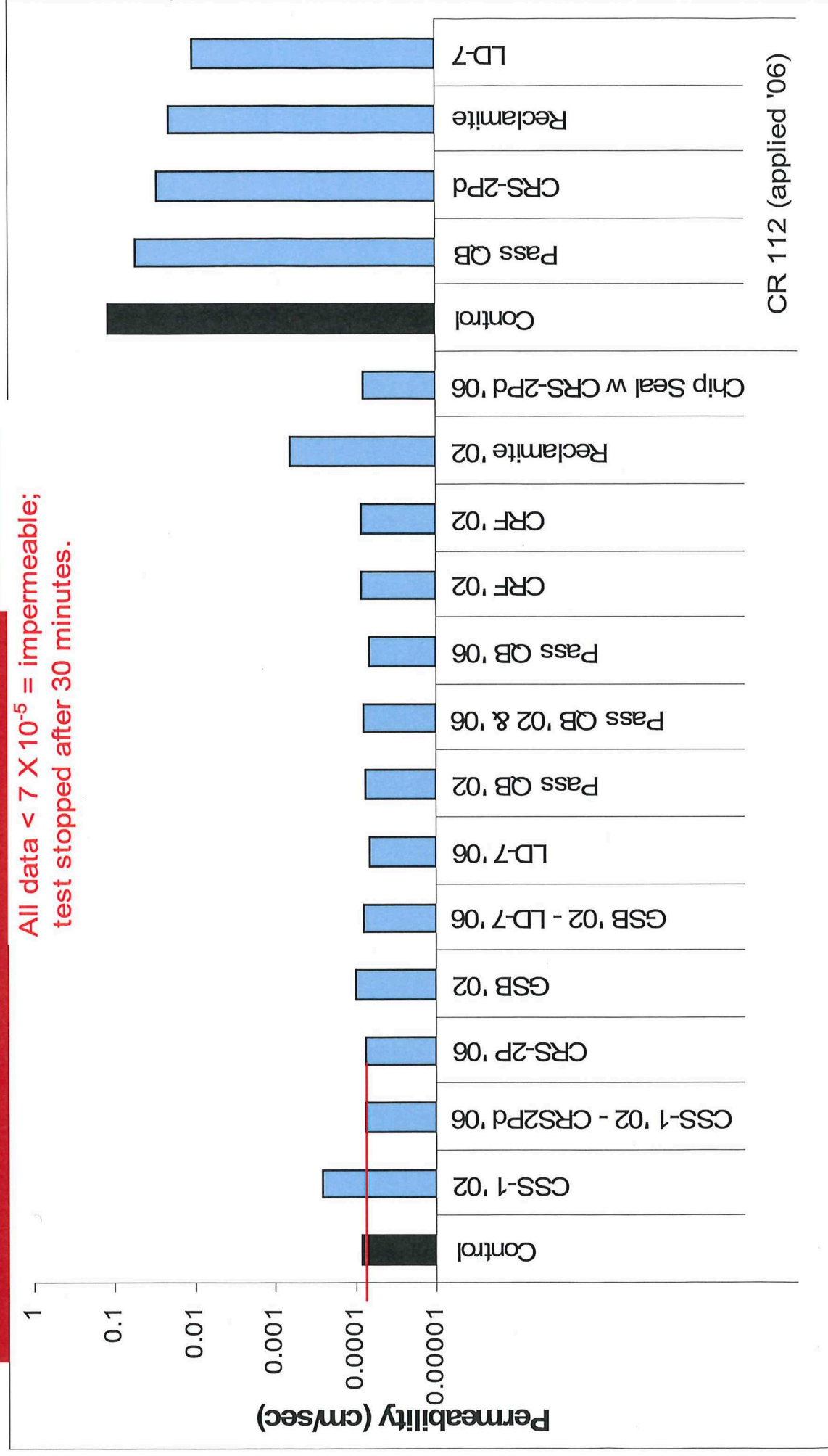
A close-up photograph of a dark gray chipseal road surface. The texture is granular and uneven, with small stones and binder visible. The lighting is even, highlighting the texture of the material.

**Chipseal Close-Up
Copart – Loganville, GA**

APPENDIX F

Permeabilities – MN 251 & OCR 112

All data < 7×10^{-5} = impermeable;
test stopped after 30 minutes.



APPENDIX G

Transportation Research Board

Permeability of Asphalt Surface Seals and Their Effect on Aging of Underlying Asphalt Concrete

Joe W. Button

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[Article information](#)



Abstract

Asphalt surface seals are defined as slurry seals, micro-surfacings, and chip seals (seal coats). The relative aging abatement effects of surface seals on the upper 13 mm ($\frac{1}{2}$ in.) of an asphalt pavement were estimated. A laboratory aging experiment was devised wherein a surface seal was simulated by a membrane that could be easily removed after the artificial aging process without affecting the uppermost layer of asphalt in the asphalt concrete. By comparing laboratory aging data with existing field data on aged asphalt pavements it was possible to make inferences about the number of years an asphalt surface seal will delay hardening of an underlying asphalt concrete layer. Compacted asphalt concrete slab specimens ($40 \times 60 \times 13$ mm) were prepared in the laboratory. Half of each slab was covered with an impermeable membrane; then the specimens were exposed to hot air to accelerate oxidative aging. Following the heat exposure, asphalt was extracted and physical and chemical tests were performed to measure hardening of the covered and uncovered specimens. Permeabilities of laboratory prepared slurry seal, micro-surfacing, and seal coat specimens were measured. By knowing the amount of oxidative aging that occurred in uncovered and covered specimens of asphalt concrete and the permeability of the surface seals, the effects of the surface seals on aging of an underlying asphalt concrete layer were interpolated. Testing indicated that a surface seal can retard oxidative hardening of an underlying asphalt concrete layer by 0 to 2 years, depending on the situation. However, most of the oxidative aging in the upper stratum of an asphalt concrete pavement occurs during the first 4 years after construction. After this period, the asphalt aging rate decreases significantly. Therefore, for a surface seal to significantly delay oxidative hardening of the underlying pavement, it must be placed during the first 2 years (approximately) of the pavement's life. It was demonstrated that ultraviolet

(actinic) light penetrates asphalt cement only a few microns and, therefore, does not contribute materially to hardening of the uppermost 13 mm of an asphalt concrete pavement.

Permeability of a slurry seal or micro-surfacing after sufficient traffic to effect maximum compaction is less than 1×10^{-5} cm/sec. Permeability to water and air of an asphalt seal coat (chip seal) is essentially zero. For practical purposes, these three surface seals will protect the top 13 mm of an underlying pavement from oxidation as if they were impermeable to air and water.

APPENDIX H

NATIONAL CHIP SEAL
CONSTRUCTION
STDS.

ISSA A165

Issued November 2012

Recommended Performance Guideline For Chip Seal

A165



NOTICE

It is not intended or recommended that this guideline be used as a verbatim specification. It should be used as an outline, helping user agencies establish their particular project specification. Users should understand that almost all geographical areas vary as to the availability of materials. An effort should be made to determine what materials are reasonably available, keeping in mind system compatibility and specific job requirements. Contact the ISSA for answers to questions and for a list of ISSA member contractors and companies.

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RECOMMENDED PERFORMANCE GUIDELINE FOR CHIP SEAL

1. SCOPE

The intent of this guideline is to aid in the design, testing, quality control, measurement and payment procedures for the application of a Chip Seal Surface.

2. DESCRIPTION

Chip seal shall consist of a uniform spray application of an asphalt binder followed by a uniform application of a graded cover coat aggregate which is then rolled with pneumatic tire rollers over a properly prepared surface. Excess aggregate is removed and an optional application of fog seal (emulsified asphalt) may be applied.

3. SPECIFICATIONS

It is not normally required to run all tests on every project. A compilation of results from the listed tests should be indicative of system performance. Failure to meet the specification for an individual test does not necessarily disqualify the system. If, for example, the system to be used on the project has a record of good performance, individual requirements for testing may be waived. The testing methods are listed in Appendix A and form a part of this guideline.

4. MATERIALS

4.1 ASPHALT BINDER

4.1.1 EMULSIFIED ASPHALT BINDER

The emulsified asphalt shall contain asphalt, water, emulsifier, and may contain polymer. When polymer is used, it is typically recommended that the emulsified asphalt contain three percent (3%) polymer solids based on asphalt weight. It shall be pumpable and suitable for application through a distributor truck. Examples of emulsified asphalt classifications may include RS-2, RS-2h, HFRS-2, CHFRS-2P, CRS-2, CRS-2h, **CRS-2P (SBS)**, CRS-2L (LM). Emulsified asphalt shall meet the requirements listed in Section 5.2.1.

4.1.2 HOT ASPHALT BINDER

The asphalt may be modified or non-modified. The asphalt shall be heated to a point where it is pumpable and suitable for application through a distributor truck. Examples of asphalt classifications are: PG 52 -28, PG 58 -28, PG 64 -22.

4.2 COVER COAT AGGREGATE

4.2.1 GENERAL

The cover coat aggregate used shall be the type specified for the particular application requirements of the chip seal. The cover coat aggregate shall be clean, durable stone such as granite, slag, limestone or other high-quality aggregate.

The shape and quality of the cover coat material is important to the successful application and performance of a chip seal. A hard, crushed, single size aggregate with 100% fractured faces is recommended. Aggregate meeting requirement locks together and provides better long-term retention and stability.

4.2.2 GRADATION

When tested in accordance with AASHTO T 27 (ASTM C 136) and AASHTO T 11 (ASTM C 117), the aggregate gradation shall be within one of the following bands (or one recognized by the local authority).

SIEVE SIZE	TYPE I 1/4" (6.4 mm) Percent Passing	TYPE II 3/8" (9.5 mm) Percent Passing	TYPE III 1/2" (12.5 mm) Percent Passing
3/4" (19 mm)	100	100	100
1/2" (12.5 mm)	100	100	95-100
3/8" (9.5 mm)	100	95-100	0-15
1/4" (6.4 mm)	95-100	0-35	0-10
#8 (2.36 mm)	0-3.0	0-3.0	0-3.0
#200 (75 µm)	0-1.0	0-1.0	0-1.0

4.2.3 QUALITY TESTS

The cover coat aggregate should meet the values specified by the Buyer's Authorized Representative (B.A.R.). See Section 5.2.3.

5. LABORATORY EVALUATION

5.1 GENERAL

Before work begins, the Contractor shall submit the signed certificate(s) of analysis covering the specific materials to be used on the project. System component quality tests will be performed by a laboratory which has experience in designing asphalt chip seals. Once the design has been approved, no material substitution will be permitted unless approved by the B.A.R.

The method of mix design shall be specified by the B.A.R. The mix design shall specify target application rates for both the aggregate and binder as well as permissible operating tolerances so that adjustments may be made due to varying field conditions.

5.2 QUALITY TESTS

5.2.1 EMULSIFIED ASPHALT

The emulsified asphalt and emulsified asphalt residue shall meet the requirements of ASTM D 977, AASHTO M 140, ASTM D 2397, and AASHTO M 208 for emulsion. Recommended tests and values are as follows:

TEST	TEST METHOD		SPECIFICATION
	AASHTO	ASTM	
Tests on Emulsified Asphalt			
Residue (Oven Evaporation), %	T 59	D 6934	65 Minimum
Residue (Distillation), %	T 59	D 6997	
Viscosity, Saybolt Furol, 122°F (50°C) , sfs	T 59	D 7496	100 – 400
Storage Stability, 24 Hr, %	T 59	D 6930	1.0 Maximum
Sieve, %	T 59	D 6933	0.1 Maximum
Demulsibility (RS-2, HFRS-2, RS-2P, CRS-2P)	T 59	D 6936	40% Minimum
Demulsibility (CRS-2, CRS-2h, CHFRS-2P)			60% Minimum
Tests on Emulsified Asphalt Residue			
Ductility, 77°F (25°C) , 5 cm/min, cm	T 51	D 113	40 Minimum
Penetration in dmm, 77°F (25°C), 100g, 5s	T 49	D 5	(Area Specific)
Elastic Recovery, 5 cm/min, % (other test parameters are area specific)	T 301	D 6084	(Area Specific)

Each load of emulsified asphalt shall be accompanied with a Certificate of Analysis (COA) or Certificate of Compliance (COC) to insure it meets the above specifications.

5.2.2 ASPHALT

The asphalt shall meet the requirement of AASHTO M 320 (Performance-Graded Asphalt Binder), AASHTO M 226 (Viscosity-Graded Asphalt Cement), or AASHTO M 20 (Penetration-Graded Asphalt Cement) specification. Examples of commonly used asphalt types:

Performance-Graded Asphalt	Viscosity-Graded Asphalt	Penetration-Graded Asphalt [dmm, 77°F (25°C), 100g, 5 sec]
PG 52 -28	AC - 2.5	150 - 250
PG 58 -28	AC - 5	100 - 150
PG 64 -22	AC - 10	60 - 80
	AC - 20	

5.2.3 COVER COAT AGGREGATE

The cover coat aggregate should meet values specified by the B.A.R. and these minimum requirements:

TEST	TEST METHOD		SPECIFICATION
	AASHTO	ASTM	
Flat and elongated particles in cover coat aggregate		D 4791	Ratio of 3:1 <12%
Fractured Face	T 335	D 5821	100%
Resistance to Degradation of Small-Size Coarse Aggregate by Abrasion and Impact in the Los Angeles Machine	T 96	C 131	25% Maximum

6. EQUIPMENT

6.1 GENERAL

All equipment, tools, and machines used in the application of chip seal shall be maintained in satisfactory working conditions at all times.

6.1.1 ASPHALT DISTRIBUTOR

The distributor shall be self-powered and capable of providing a uniform application rate of asphalt binder varying from .05-1.00 gal/yd² (0.23-4.5 liters/m²) over a variable width up to twenty feet (six meters) in a single pass. The uniformity of the distributor shall not vary by more than 0.02 gal/yd² (0.09 l/m²). It shall be equipped with a variable power unit for the pump and full circulation spray bars, which are adjustable laterally and vertically. The nozzle angle and bar height shall be set to provide 100 percent of double coverage in a single pass. Where multiple passes will be required to complete the full width, the four inches (ten centimeters) adjacent to the second pass may be left with 50 percent coverage so that the next pass will complete the full application rate specified. The distributor shall be self-powered and include computerized application controls, a tachometer, pressure gauges, accurate volume devices, calibrated tank, and a thermometer for measuring temperatures of the emulsified asphalt in the tank.

6.1.2 CHIP SPREADER

The machine shall be specifically designed and manufactured to apply various types of aggregate. It shall be self-propelled and supported by at least four tires on two axles capable of providing a uniform application rate of aggregate from 5-50 lbs/yd² (2.7-27 kg/m²) over a variable width. It shall be designed to convey aggregate materials from a rear receiving hopper to a front spread hopper. The front spread hopper will be fixed width or variable width. The machine shall apply this aggregate in a uniform pattern across the entire width of the spread hopper regardless of spreading widths. The application rates will remain consistent regardless of the speed of the machine or changing spread widths. This shall be done with computer controls that monitor the ground speed and adjust the spread hopper rate in relationship to ground speed. Application rates will be preset in lbs/yd² (kg/m²).

6.1.3 PNEUMATIC ROLLERS

A minimum of two self-propelled pneumatic tired rollers shall be used on the project unless otherwise requested by the Project Manager. The rubber tired rollers shall have a gross load adjustable to apply 200-250 psi (1379-1724 kPa) of rolling width. Tire pressure shall be specified for the pneumatic tire rollers and shall not vary more than plus or minus 5.0 psi (34.5 kPa). Depending on the speed of the chip seal operation and the width of coverage, additional rollers may be required. It is recommended that the rollers travel no more than 10 miles per hour.

6.1.4 SWEEPERS

Self-propelled four wheeled rotary mechanical brooms and or vacuum brooms capable of operating in both forward and reverse is recommended. Brooms should be checked to ensure they are in good condition and meet applicable environmental standards.

7. CALIBRATION

The distributor and chip spreaders shall be calibrated to assure the proper amount of binder and aggregate are applied. The calibration shall consist of assuring mechanical and electronic components are set correctly and in good operation order. Distributors should be checked for proper nozzle size. Manufacturers of the equipment can provide detailed instructions for calibration procedures.

8. WEATHER LIMITATIONS

The chip seal shall not be applied when the pavement is moist, or when the weather is, or may be, detrimental. Detrimental weather is defined as rain showers, cool temperatures, moist pavements, threat of rain showers, or other environmental factors which could affect the performance of the chip seal construction. No chip seal shall be applied if either the pavement or air temperature is below 60°F (15.5°C) and falling, but may be applied when both pavement and air temperatures are above 60°F (15.5°C) and rising. Temperatures ranges should be adjusted for regional climates.

9. NOTIFICATION AND TRAFFIC CONTROL

9.1 NOTIFICATION

Homeowners and businesses affected by the construction shall be notified at least one day in advance of the surfacing. Should work not occur on the specified day, a new notification will be distributed. The notification shall be in the form of a written posting, stating the time and date that the surfacing will take place. If necessary, signage alerting traffic to the intended project should be posted.

9.2 TRAFFIC CONTROL

A traffic control plan approved by the B.A.R. will be required before any work begins. Temporary raised pavement markers will be installed as needed, at a minimum of 40 foot (12 meter) spacing. The cost of signage, markers and traffic control necessary to complete this project shall be included in the unit price of the chip seal. Traffic control devices shall be in accordance with agency requirements and, if necessary, conform to the requirements of the Manual on Uniform Traffic Control Devices.

10. SURFACE PREPARATION

10.1 GENERAL

Immediately prior to applying chip seal, the surface shall be cleared of all loose material, silt spots, vegetation, and other objectionable material. Any standard cleaning method will be acceptable. If water is used, cracks shall be allowed to dry thoroughly before applying chip seal. Manholes, valve boxes, drop inlets and other service entrances shall be protected from the chip seal by a suitable method. The B.A.R. shall approve the surface preparation prior to surfacing.

10.2 CRACKS

It is recommended to treat cracks wider than 0.25 in (0.64 cm) in the pavement surface with an approved crack sealer prior to application of the chip seal.

10.3 PATCHING

Prior to the chip sealing operation all failed pavement sections should be removed and patched. The perimeter of excavated areas should be milled or saw cut to form a neat vertical face. Unstable areas of sub-grade should be back filled with well graded and compacted aggregate. Asphalt concrete should then be placed, leveled and compacted to form a smooth and bump free surface.

11. APPLICATIONS

11.1 APPLICATION OF ASPHALT BINDER

Asphalt binder shall be applied by means of a pressure distributor. Application shall be a uniform continuous, full coverage spread, and under such pressure as to thoroughly coat the surface at the specified rate. The forward speed of the distributor truck shall be synchronized with the application of the cover coat aggregate. Asphalt binder shall not be applied on a wet surface or when weather conditions would prevent the proper construction of the chip seal.

11.2 APPLICATION OF COVER COAT MATERIAL

The cover coat material should be applied immediately following the asphalt binder application. The quantity of cover coat aggregate per yd^2 (m^2) shall be specified and agreed upon with the B.A.R. The Contractor, prior to start of work, shall calibrate the aggregate spreader to achieve the design application rate of the cover coat aggregate. Spreading shall be accomplished in such a manner that the tires of the trucks and aggregate spreader never contact the newly applied asphalt binder. The width of the aggregate spreader shall be equal to the width of the asphalt binder coverage, except where additional passes are required. Areas which are deficient in aggregate shall be covered immediately with additional cover coat aggregate.

11.3 ROLLING

Initial rolling shall begin immediately after the application of the cover coat aggregate. Rollers shall work in tandem and complete a minimum of three passes with a sufficient overlap. Should the rolling operation be delayed, the aggregate and asphalt binder application shall be halted until the operation regains proper sequencing and timing. The maximum speed of the rolling operations shall be 10 mph (16 kph).

11.4 SWEEPING

Within 24 hours of curing, excess aggregate shall be swept or picked up from the roadway and adjacent areas. Excess aggregate that is clean may be stockpiled and re-used in subsequent locations at the discretion of the B.A.R.

11.5 FOG SEAL

After the initial sweeping an optional application of fog seal may be applied to all areas chip sealed. The polymer modified fog seal or approved equal emulsion shall be diluted 40 percent with water. The application rate shall vary between 0.08-0.12 gal/yd² (0.04-.065 l/m²) as deemed necessary by the Contractor and B.A.R.

11.6 APPLICATION RATES

The specific asphalt binder, cover aggregate and fog seal application rate shall be determined using factors such as surface temperature, traffic volume, existing road condition and time of year. The Contractor may alter the application rate at any time during the course of the construction upon approval by the B.A.R.

Material	Type I Chip Seal	Type II Chip Seal	Type III Chip Seal
Asphalt	0.20-0.24 gal/yd ² (0.9-.1.1 l/m ²)	0.24-0.28 gal/yd ² (1.1-1.27 l/m ²)	0.26-0.32 gal/yd ² (1.18-1.45 l/m ²)
Emulsified Asphalt	0.28-0.34 gal/yd ² (1.27-1.54 l/m ²)	0.34-0.40 gal/yd ² (1.54-1.81 l/m ²)	0.38-0.46 gal/yd ² (1.72-2.08 l/m ²)
Fog Seal (Emulsified Asphalt)	0.08 gal/yd ² (0.36 l/m ²) Minimum	0.11 gal/yd ² (0.49 l/m ²) Minimum	0.12 gal/yd ² (0.54 l/m ²) Minimum
Cover Coat Aggregate	18 lbs/yd ² (9.8 kg/m ²) Minimum	22 lbs/yd ² (11.9 kg/m ²) Minimum	25 lbs/yd ² (13.6 kg/m ²) Minimum

12. QUALITY CONTROL

12.1 INSPECTION

Inspectors assigned to projects must be familiar with the materials, equipment and the application process of chip seals. Local conditions and specific project requirements should be considered when determining the parameters of field inspection.

Points of emphasis for inspectors on chip seal projects should be: field environmental conditions conducive to application, application rate of asphalt product and aggregate, proper rolling, calibration of equipment, weather conditions, and traffic control.

12.2 MATERIALS

At the B.A.R.'s discretion, material testing may be run on representative samples of the cover coat aggregate and the asphalt binder. Tests will be run at the expense of the Buyer. The B.A.R. must notify the Contractor immediately if any test fails to meet the specifications.

12.3 CHIP SEAL

If required, the B.A.R. may request application rate verification from equipment metering devices taken directly from the asphalt distributor and cover coat aggregate spreader.

12.4 NON-COMPLIANCE

If any two successive tests performed on the stockpile aggregate fail to meet specifications, the job shall be stopped. If any two successive tests of application rate are outside the design parameters, the use of the machine shall be suspended. It will be the responsibility of the Contráctor, at his expense, to prove to the B.A.R. that the problems have been corrected.

13. METHOD OF MEASUREMENT

The method of measurement shall be for the total quantity of asphalt binder applied either in gallons, liters, or tons. The surface treatment application shall be measured by the square yard or square meter of surface area treated.

14. PAYMENT

Payment for asphalt binder can be made per gallon, liter or ton of the total quantity applied through approved distributors.

Payment for the cover coat aggregate can be made per ton of total quantity applied through the chip spreader by weigh tickets of material delivered.

Payment for the complete chip seal application can be by the area treated in square yards or square meters.

APPENDIX A

AGENCIES

AASHTO: American Association of State Highway and Transportation Officials

ASTM: American Society for Testing and Materials

TEST METHODS

EMULSIFIED ASPHALT

AASHTO TEST NO.	ASTM TEST NO.	TEST
T 59	D 6930	Settlement and Storage Stability of Emulsified Asphalts
T 59	D 6933	Oversized Particles in Emulsified Asphalts (Sieve Test)
T 59	D 6934	Residue by Evaporation of Emulsified Asphalt
T 59	D 6936	Determining Demulsibility of Emulsified Asphalt
T 59	D 6997	Distillation of Emulsified Asphalt
T 59	D 7496	Viscosity of Emulsified Asphalt by Saybolt Furol Viscometer
T 200	E 70	pH of Aqueous Solutions with the Glass Electrode
Tests on Emulsion Residue		
T 49	D 5	Penetration of Bituminous Materials
T 50	D 139	Float Test for Bituminous Materials
T 51	D 113	Ductility of Bituminous Materials
T 301	D 6084	Elastic Recovery of Bituminous Materials by Ductilometer

ASPHALT

AASHTO SPEC. NO.	ASTM SPEC. NO.	SPECIFICATION
M 20	D 946 / D 946M	Penetration-Graded Asphalt Cement
M 226	D 3381 / D 3381M	Viscosity-Graded Asphalt Cement
M 320	D6373	Performance-Graded Asphalt Binder

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2022-000029-(2)
CONDITIONAL USE PERMIT NO. RPPL2022000061

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. RPPL2022000061 ("CUP") on October 25, 2023.
2. **HEARING PROCEEDINGS.** The Commission held a duly-noticed public hearing regarding the Project Permits on October 25, 2023. After LA County Planning staff’s (“Staff’s”) presentation, Commissioner Louie shared that he saw significant Recreational Vehicle (RV) occupation around the property and asked if there was any consideration given to this issue through planning. Staff responded that since RVs are located within the public right-of-way and not on the Project Site, the issue falls under the jurisdiction of Los Angeles County Public Works. It is not within the purview of the project to address RV occupation. Zoning Enforcement Officer Daisy De La Rosa was then called upon to report on the condition of the Project Site, to which she stated several inspections were conducted at this property and that the interior of the Project Site was general well kept and organized and that Zoning Enforcement has not received any complaints from the surrounding community, however, the areas surrounding the industrial properties in this area are generally not maintained and do accumulated trash and debris.

On her last visit to the Project Site, on October 5th, the pedestrian entrance to the property off of Alameda Street was inaccessible due to the number of parked RVs and trash occupying the pedestrian sidewalk from illegal trash dumping, but she was still able to observe that the onsite operation was organized from south side of the Project Site from East 85th Street, however she did notice graffiti on the exterior of the Project Site walls. Ms. De La Rosa also mentioned that across the other side of Alameda Street is a U-Haul property which had a similar issue with RV occupation and that the owners had worked directly with Los Angeles County Sheriff and other County agencies to clean up the RVs from the street and to connect the RV dwellers to County services. A discussion between Commissioner Duarte-White and Ms. De La Rosa clarified that the Projects Conditions of Approval (“COA”) requires the permittee to clean up the graffiti on their walls and notification of the siting of graffiti would be generated by the public. In addition, the COA includes bi-annual inspections to make sure the site is compliant with approval conditions. Assistant Deputy Director, Mitch Glaser, added the Project’s COA will require all site improvements needed to bring it up to the County’s Title 22 Code to be completed within one year and includes maintaining a graffiti-free premise. Homelessness is a complex issue and how it manifests itself in this community is unfortunate as there are negative externalities associated with it that impact the nearby residents and business owners. Commissioner Hastings then asked if was legal for

RVs to park as they currently are around the Project Site. Ms. De La Rosa replied that County initiated street clean ups have been conducted, however, the RVs that are made to move simply move from one street to another. Weeks later the RVs will return, and the trash will accumulate again. Occupied RVs have a protected status and cannot be towed away. Mr. Glaser also added that the County has a comprehensive approach to this issue, and it is through the Pathway Home program that was piloted in East Gardena and will hopefully come to Florence-Firestone. Beyond parking enforcement, the program offers housing and services. Commissioner Hastings finalized his questioning by stating that she feels for the residents in this community as it's not a comfortable situation.

Moving forward, the applicant's team consisting of Dana Sayles, Jaime Valdivia, Jesus Decoya, and Burt Devin, were sworn in to provide their testimony. First to speak was Mr. Valdivia, a general manager at the Copart site Florence-Firestone. Mr. Valdivia proceeded to provide a history of the company and its current online auctioning operation including onsite operations for the storage of vehicles prior to sale and shipment, and role in the community. Following Mr. Valdivia was Ms. Sayle, who stated that the existing industrial land use is consistent with the industrial zone of the site and is consistent with the surrounding uses that are along Alameda Street. The public right-of-way around the site struggles with illegal dumping, loitering, vandalism and graffiti which is a by-product of the unhouse population in the area and is not a result of Copart operations. Ms. Sayles stated that she disagreed with Staff's presentation which used dilapidated to describe the site and added that Coparts has occupied the site since 1993 and has only one code violation from 1999 that was closed and there has been no violations since. In 2021, the County issued a Notice of Violation for operating with an expired Conditional Use Permit, and Copart acted quickly to submit an application to remedy that issue and that it's taken two years to get to this meeting.

The Conditional Use Permit application was initially submitted for Used Car Sales, which Ms. Sayles believed described the existing use, except there were no sales conducted onsite and the outdoor yard was utilized for the storage of operable and well as inoperable vehicles, as such the County recategorized the use as the Outdoor Storage of Junk and Salvage, which Ms. Sayles did not think fully captures the Copart operations. Ms. Sayles states that with the new land use designations comes extensive landscaping requirements that Copart is willing to comply with, in addition, the business brings in approximately \$250,000 in tax revenue to the County and they hope to continue to operate at the location for another 30 years. Prior to Covid, Ms. Sayles states that there had not been any issues with RVs and illegal trash dumping. COA number 24, requiring that Copart maintain and keep clear the public right-of-way abutting the Project Site is problematic due to the activity of the unhoused. It is requested that this condition be modified to state that Coparts is only responsible to remove anything on the public right-of-way that is a result of Copart operations there is no legal feasible way to be responsible for the occurrences on the sidewalk. COA number 36 (Paving outdoor storage areas) was also asked to be modified to add a third option of gravel over a compacted base, which is used at other facilities. Coparts will be making substantial investments to beautify the site including installing a half a mile of new fencing, 129 new trees along the site perimeter, and the installation of permanent irrigations, which currently does not exist. The investments will total

approximately 2 million dollars and will cost \$10,000 in annual maintenance. As a return in investment, Ms. Sayles requests a modification of COA number 7 (CUP Grant Term) to grant the Project a grant term of 20 years instead of ten years.

Commissioner Duarte-White acknowledged Ms. Sayles' testimony and asked what the business has done to remove graffiti from their property. Mr. Valdivia mentions that Coparts used graffiti control, contacted County services and have sent employees out to paint over the graffiti, yet it has become a safety issue due to the RVs and illicit activities and these services won't come out and cover the areas where there are RVs. Commissioner Duarte-White then asked Ms. De la Rosa for additional insight on the matter and Ms. De la Rosa stated that it is the County's Public Works Department, which handles graffiti removal. A representative from the Public Works Department, Aracely Lasso, was available virtually and answered that they have graffiti abatement contracts for the public right-of-way and not on private property. If the graffiti is on private property, it is the owner's responsibility. Ms. Sayles noted that graffiti is an ongoing issue, that Coparts may remove it, but that the walls will be tagged again as there is illicit activities on the street. Copart is being held to a higher standard than other surrounding industrial uses and the condition to remove the graffiti within 24 hours or be threatened with enforcement violations for graffiti control is onerous due to the size of the property and corresponding perimeter wall. Staff added that graffiti control on private property and maintaining adjacent public right-of-ways is a standard condition for all Conditional Use Permits and the conditions are not intended to single out the subject Project.

Commissioner Hastings acknowledges the challenges with graffiti abatement; however, he is aware of Code Enforcement practices as is Staff and the immediate response from Code Enforcement is not to come down to a fine. Assistant Deputy Director, Mitch Glaser clarified that the Code Enforcement has multiple steps that require documenting ongoing violation before assessing a non-compliance state. Commissioner Louie then asked the applicant regarding the conditions that they wished to modify, and if the modifications were not granted, would they appeal to the Board of Supervisors? Ms. Sayles replied that the conditions are not deal breakers, however the modification would allow Coparts to operate in a manner of other similar businesses and not to a higher standard. COA 7, with a seven-year grant term is most problematic to the applicant as they are a tenant and the improvements made may not benefit Copart if the lease is not renewed ten years from now. Ms. Sayles states that ten years is a very short timeline for a business that has been at the same location for 30 years, especially when industrial zoned property of this size is rare.

Commissioner Louie then asked the applicant to clarify the applicant's earlier statement on the \$250,000 tax revenue generated by Copart and the businesses total revenue. Mr. Valdivia responded that at this Copart location, the annual revenue is approximately 17 million. With no further questions for Staff or the Applicant, Commissioner Hastings moved forward to public testimony, where there was one speaker, Natalie Allen. Ms. Allen was sworn in, and testified that they are business owners located down the street from Copart and she is a part of a community group called "Stop the Downzone," and is here in support of Copart and hopes that the Commission will consider extending the grant term to 30 years so that Copart can get

their return on investment. Ms. Allen states that's the graffiti is an issue affecting the whole community and that it is not Copart's fault, as such, asking them to cover up the graffiti is to risk their employee's safety. With no additional public testimony, the Commission went into deliberation. Commissioner Louis then referred to Staff's Memo to the Commission submitted to on October 24, 2023, containing a public comment letter from a community organization called "Juntos Florence Firestone Together," and asked Staff if the Project addresses the concerns represented in the letter. Staff responded that the COAs addressed the letter's concerns regarding site maintenance and site improvements.

Commissioner Hastings brought up the modification of COA No. 36 to allow gravel as a ground cover as it's used at many auto-related facilities. He also thought the public right-of-way is a tough spot to for him to put someone in the private sector to be responsible when they have no control over that. He then asked Mr. Glaser if it was possible to revise the COA to accommodate the challenging nature of the request. Mr. Glaser deferred to the residing County Counsel, Kathy Park, on this matter, who responded that to the extent possible, the applicant should be responsible for cleaning up the areas adjacent to their site. She is cognizant to the RVs issue, which the County will deal with in due time, but to the extent possible, the applicant is responsible for that area. Commissioner Hastings emphasized that he understood to the extent possible yet given that state of the public right-of-ways by the Project Site even he would not feel safe venturing through it and that we need to have some flexibility in policing that type of work. He asked for feedback, and Ms. Park mentioned that the condition can be reworded to require the applicant to the extent allowable by law to be responsible for boundaries of their site and that it is under the discretion of the Commission to modify the conditions. Commissioner Duarte-White also questioned if there was any leeway to make it a shared responsibility, to include the Sheriffs, Public Works, and Highway Patrol and Zoning Enforcement. Mr. Glaser shared that COA No. 25 has two parts, the first requires maintaining the adjacent public right-of-ways and the second requires that business activities shall not occur outside the perimeter walls, and that the first part can be removed, this way the second part to remain will hold Coparts accountable for this own business activities.

Zoning Enforcement Officer, Jesus Herrera, who was available virtually, elaborated that if COA No. 25 were eliminated, then in the long run (five to ten years) if there was an instance where Coparts stored materials in the public right-of-way, Zoning Enforcement Staff would be unable to work with the business or cite the business for such practices. As a part of Zoning Enforcement practices, they are not stringent in their approach to get applicants to comply with their conditions, such as removing items and debris from the public right-of-way, and that they will work with the applicant to get this done. Mr. Herrera notes that this condition is standard for industrial uses in the area where there are many industrial businesses and Industrial Use Task Force sites. Mr. Herrera added that they are very familiar with this community and while he understands that this condition is currently challenging to meet, Zoning Enforcement practices is to not automatically issue a Notice of Violation as previously clarified by Commissioner Hastings and Mr. Glaser, however there is some form of responsibility that must be taken by the operator as they have a role in contacting the Sheriff's department of illicit activity and other County agencies. Mr. Herrera stated that a public-

private partnership is crucial to tackle this complex issue and that he would like to see operators such as Coparts, who are great operators within their parcel to be more engaged in problem solving, such as contacting the County's Homeless Outreach Services Teams (HOST) and not just hoping that the problem would go away. Commissioner Hastings then asked Mr. Herrera was aware of Mr. Glaser's proposed modification of COA No. 25, to which he responded that he did, and he would support the Commission's decision and made a final note that COA No. 25 in its entirety has been imposed on other surrounding industrial businesses in the area, implying that Coparts is not being held to a higher standard. Commissioner Louie pointed out it seemed that Zoning Enforcement would like to have the discretion to be able to act with their experience in code violation and the subject community.

Commissioner Louie then asks if Staff was familiar with types of gravel types and if it is an appropriate third option for the project site, to which Staff replied that this was not a ground cover material she was familiar with for industrial sites. Commissioner Hastings shared that he was, and that gravel isn't simply laid over the ground, but that beforehand there is a compacted layer of dirt and sand and drainage requirements. He noted that in 25 years of working with municipalities, they have not permitted oil over soil and that it's generally decomposed granite or asphalt, but not oil. Oil keeps the dust down and moisture down, but it also seeps into the soil. Commissioner Louie then asked if the first the two paving option in COA No. 36 seals the ground. Staff clarified that the first two options are asphalt or an aggregate mix that that is intended to seal the porous ground from activities above that may leak oil and fluids. Commissioner Louie and Commissioner Hastings note that gravel is permeable, and Commissioner Louie notes that although there is no auto dismantling, many of the vehicles are salvaged and he would suspect occasionally there are oil leaks which can leak and permeate through gravel.

Commissioner Hastings asked if the entire Project Site was asphalt, and Mr. Glaser responded that he doesn't be it is and would read the out COA No. 36. Commissioner Hastings pointed out if the intention is to seal the ground, then the gravel does not meet that function. Staff added that the two proposed paving materials perform to seal the ground from potential leaks and that paving with these materials are standards conditions for outdoor storage. In response, Commissioner Hastings retracted deliberation for modifying COA No. 36. He then asked if any of the Commissioners would like to deliberate on the grant term of ten years. Commissioner Louie decline and moved to close the public hearing and find that the Project is Categorical Exempt according to State and local California Environmental Quality Act guidelines. All Commissioners voted in favor of approving the project without modification to the conditions.

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Copart, Inc., ("permittee"), requests the CUP to authorize the continued use, operation, and maintenance of an outdoor vehicle storage yard with the accessory sale of used and salvaged vehicles ("Project") on a property located at 8423 South Alameda Street in the unincorporated community of Florence-Firestone ("Project Site") and in the M-2 (Heavy Manufacturing) Zone pursuant to Los Angeles County Code ("County Code") Section 22.324.070.C.4 (Florence-Firestone Community Standards District ("CSD") Industrial

Zone Specific Development Standards) as it existed on January 3, 2022, when the complete CUP application was submitted.

The Florence-Firestone CSD was subsequently repealed in conjunction with the adoption of the Florence-Firestone Transit-Oriented District Specific Plan on February 7, 2022. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the permittee chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted. Therefore, the complete CUP application is also exempt from the Green Zones Ordinance (County Code Chapter 22.84), which was adopted on June 14, 2022. All subsequent references to Title 22 regulations in these findings relate to those in existence on January 3, 2022, when the complete application was submitted.

4. **ENTITLEMENT(S) REQUIRED.** The approval of a CUP is required for principal business activities located outside an enclosed structure, such as outdoor vehicle storage yards, that are located within 250-feet of Residential Zones or sensitive uses in the M-2 (Heavy Manufacturing) Zone pursuant to County Code Section 22.324.070.C.4 (Florence-Firestone CSD Industrial Zone Specific Development Standards).
5. **PREVIOUS ENTITLEMENT(S).** On August 25, 1970, Special Permit No. 2022-(2) was approved for an auto dismantling and junk and salvage yard with accessory auto sales. Special Permit No. 2022-(2) was set to expire on August 25, 1985, but was superseded by CUP No. 1525-(2). On December 5, 1979, CUP No. 1525-(2) was approved for the same use and expired on December 5, 2009.
6. **LAND USE DESIGNATION.** The Project Site is located within the IH (Heavy Industrial) land use designation of the General Plan and Florence-Firestone Community Plan Land Use Policy Maps.
7. **ZONING.** The Project Site is located in the Roosevelt Park Zoned District and is currently zoned M-2.

8. SURROUNDING LAND USES AND ZONING

LOCATION	FLORENCE-FIRESTONE COMMUNITY LAND USE POLICY	ZONING *	EXISTING USES
SUBJECT PROPERTY	IH (Heavy Industrial)	M-2 – Heavy Manufacturing	Junk and Salvage Yard.
NORTH	IH and H18 (Residential 18, maximum density of 18 dwelling units per net acre)	M-2, R-3 – Limited Density Multiple Residence, and R-2 – Two Family Residential	Auto parts sales, aircraft supply store, single and multi-family residential.
EAST	IH and P (Public and Semi Public)	M-2	U-Haul facility and the Alameda Rail Corridor.

SOUTH	IH, P, and IL (Light Industrial)	M-2, M-1 – Light Manufacturing, and C-3 – General Commercial	Recycling center, auto repair, auto dismantling, and multi-family residential.
WEST	H18 and P	R-2 and IT – Institutional	Single and multi-family residential, auto repair, restaurant, and Los Angeles County Probation Office.

* Note: The zoning was changed to SP (Specific Plan) on February 7, 2023, in conjunction with the adoption of the Florence-Firestone Transit-Oriented District Specific Plan on February 7, 2023. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on January 3, 2022.

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 9.77 gross acres (429,642 gross square feet) in size and consists of ten legal lots. The Project Site is rectangular in shape with flat topography and is developed with an existing outdoor vehicle storage yard and accessory structures.

B. Site Access

Primary access to the Project Site will be via its vehicular entrance/exit on East 85th Street. Secondary access to the Project Site will be via a pedestrian entrance/exit on South Alameda Street.

C. Site Plan

The site plan depicts the existing outdoor vehicle storage yard with two modular offices totaling 2,733 square feet, a 188-square-foot storage shed, a trash enclosure, a diesel fuel tank surrounded by steel bollards, and an electrical post. The site plan also depicts proposed site improvements that are required to bring the Project Site into full compliance with Title 22 provisions regarding outdoor storage.

The exterior site improvements depicted on the site plan include the removal of the existing 10-to-13-foot-tall metal panel walls surrounding the Project Site and the installation of new ten-foot-tall corrugated galvanized steel walls and gates. The new walls will be installed five feet from the property line and the area between the walls and the property line is to be landscaped with vegetation and 129 trees. The installation of a permanent irrigation system to maintain the landscaping and trees is detailed in the Project's Landscaping Plan and has been approved by the Land Development Division of the County Department of Public Works ("Public Works"). In addition, new concrete curbs, gutters, and sidewalks will be improved in accordance with current Public Works standards.

The interior site improvements depicted on the site plan include relocating the parking lot from an area abutting East 85th Street to the interior of the Project Site surrounding the existing office buildings and restriping the parking layout to accommodate 60 parking spaces, three of which are accessible to persons with disabilities in compliance with the Americans with Disabilities Act (“ADA”). The vehicles stored in the open yard area will be set back 10-to-15-feet from the perimeter walls and the open yard areas that are currently unpaved will be paved with asphalt or an oil and aggregate mix to prevent automotive fluids from inadvertently seeping into the ground.

D. Parking

The Project will provide a total of 60 onsite parking spaces, three of which are accessible to persons with disabilities in compliance with the ADA with a direct pathway to an access ramp leading to the office.

10. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project, County Department of Regional Planning (“LA County Planning”) staff determined that the Project qualified for a Categorical Exemption (Class 1, Existing Facilities, and Class 3, New Construction or Conversion of Small Structures) from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves an existing establishment and does not include any expansion to its current site and operation. The required site modifications are cosmetic improvements and fall well within the building parameters of the Class 3 Categorical Exemption. In addition, the proposed modifications will minimally scale down the outdoor automobile storage area due to the 10-to-15-foot setback of the automobile storage areas from the new steel walls. No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project is not located in an environmentally sensitive area, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, there are no exceptions to the proposed exemptions and the exemptions still apply to the Project.

11. COMMUNITY OUTREACH. Staff was not aware of any community outreach conducted by the Project applicant prior to the publication of the Report to the Commission dated October 12, 2023.

12. PUBLIC COMMENTS. Prior to the publication of the Report to the Commission dated October 12, 2023, LA County Planning staff received two emails in opposition to the Project (See Exhibit J – Public Correspondence attached to the Report to the Commission dated October 12, 2023). No other correspondence was received from the public regarding the Project.

13. AGENCY RECOMMENDATIONS.

- A. Public Works: Recommended clearance to public hearing with conditions in a letter dated August 31, 2023.
- B. County Fire Department: Recommended clearance to public hearing with conditions in a letter dated October 12, 2023.
- C. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated May 2, 2023.

14. LEGAL NOTIFICATION. Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, by newspaper (The Daily News Los Angeles), and by property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On September 20, 2023, a total of 128 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as three notices to those on the courtesy mailing list for the Roosevelt Park Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. LAND USE POLICY. The Commission finds that the Project is consistent with the goals and policies of the General Plan and the Florence-Firestone Community Plan because the IH (Heavy Industrial) land use designation is intended for heavy industrial uses, including heavy manufacturing, refineries, and other labor and capital intensive industrial activities, such as this Project.

16. GOALS AND POLICIES. The Commission finds that the Project is consistent with the following policies of the General Plan and the Florence-Firestone Community Plan:

Land Use and Economic Development Elements

Policy LU 5.2 (Land Use Element): Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.

Policy ED 2.7 (Economic Development Element): Incentivize economic development and growth along existing transportation corridors and in urbanized areas.

The Project is an outdoor vehicle storage yard with the accessory sale of used and salvaged vehicles that is currently a major hub for recycled automobiles. The business receives vehicles that have not been dismantled but are sometimes damaged and may otherwise be deemed inoperable, deemed a total loss or otherwise not replaceable by insurance companies, and/or recovered stolen vehicles that insurance companies have already reimbursed. The business performs no work on the Project Site and vehicles leave in the same condition they arrived. The accessory sale of used and salvaged vehicles is conducted online, not on the Project Site, although customers sometimes pick up vehicles onsite. Customers are not allowed to salvage portions of vehicles on the Project Site.

The approval of the Project will allow the business to continue meeting local and regional needs for more affordable automobiles and auto parts and its continued operation will promote the diversification of commercial and retail services in the community. The Project Site has been occupied by auto-oriented uses since the 1970's and is a thriving remnant of the historical industrial sector in the community. In addition, the approval of the Project will provide local employment opportunities and incentivize economic development and growth in a manner that benefits the safety and wellbeing of the community, compared to haphazard growth that worsens land use incompatibilities.

Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.

Policy ED 2.2 (Economic Development): Utilize adequate buffering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.

The Project is in the M-2 Zone, where the proposed outdoor vehicle storage yard is permitted with the approval of a CUP. However, the surrounding areas west, northwest and southwest of the Project Site are primarily in the R-3 Zone and these areas are occupied by single-family and multiple-family residences. The siting of an industrial zone in proximity to a residential zone, or in proximity to sensitive land uses in general, is not an encouraged planning practice and would not occur per current standards, but the existing land use and the surrounding residences are a result of historical land use patterns originally intended to provide workforce housing in proximity to large industries located along the Alameda Corridor.

The Project's conditions of approval will require compliance with Title 22, which will assist in mitigating operational and visual impacts on the nearby residences and the larger community. The permittee will be required to install a five-foot-wide landscaping and tree buffer along the street-facing perimeters of the Project Site. The permittee will also be required to install new ten-foot-tall steel walls that will be of a uniform material, design, finish, and neutral color. The improvements to the Project's image will increase the curb appeal of the business and surrounding land uses.

By allowing this outdoor vehicle storage yard to continue operating, the County demonstrates its support of industrial commerce and local employment opportunities, provided that the property owner and the business operator are good neighbors and conduct their business in a responsible manner towards the community. To ensure that the Project's conditions of approval are met and maintained, LA County Planning Zoning Enforcement staff will conduct biannual site inspections for the duration of the CUP grant term of 10 years (a total of 20 site inspections), and the permittee will be required to post permanent signs near the business' pedestrian entrance (facing Alameda Street) and on the rear wall visible to the adjacent residences (facing Lou Dillon Avenue) with contact information for the site manager and for LA County Planning Zoning Enforcement staff so the community can report potential complaints.

Florence-Firestone Community Plan

Policy I 1.1: Industrial Use Revitalization. Support the growth, revitalization and diversification of industrial uses, and ensure compatibility with nearby and uses.

Policy I-1.2: Alameda Corridor. Focus industrial development efforts along the Alameda Corridor, where buffered from sensitive land uses and where there is space to accommodate upgrades to facilities and operations to meet the highest levels of environmental compliance.

Since the 1960's, the trend of deindustrialization has gradually dismantled the industrial manufacturing base located in the Florence-Firestone community. Today, there are still pockets of industrial land uses scattered in this community, with most concentrated along the Alameda Corridor, such as the subject Project. The Project's continued operation, with adherence to its conditions of approval, will align with Florence-Firestone Community Plan Policy I-1.1 by not only supporting viable businesses but also the diversification of industrial uses, which will in turn offer diverse employment opportunities. The Project's compliance with Title 22 and the CUP's conditions of approval will improve compatibility with nearby residential uses by adding new landscaping to the widened setback areas surrounding the Project Site. In addition to the new five-foot-wide landscaping buffer and trees, the permittee will make substantial aesthetic improvements by installing new fencing and gates that will be of a consistent material and neutral color. Most importantly, the improvements made to the internal configuration of the Project Site and compliance with operational conditions will prevent traffic from backing up on Alameda Street due to loading and off-loading activities and will prevent operational activities and auto parts from occupying the public right-of-way.

ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the M-2 zoning classification because principal business activities located outside an enclosed structure, such as outdoor vehicle storage yards, that are located within 250-feet of Residential Zones or sensitive uses are allowed in such zone with a CUP pursuant to County Code Section 22.324.070.C.4. (Florence-Firestone CSD Industrial Zone Specific Development Standards).
18. **FLOOR AREA RATIO.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.22.060 (M-2 Zone Development Standards). The Project has a Floor Area Ratio of 0.006, which is within the maximum allowable of 1.0 for the M-2 Zone.
19. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.430 (Outdoor Storage). This County Code Section provides development standards for fences and walls and requires fences and walls to be of a uniform height between 8 and fifteen feet and requires fences and walls of ten feet in height to be set back at least three feet from the property line to accommodate a three-foot-wide landscaped buffer. The fence and wall

materials may be constructed of metal panels at least 0.024 inch thick, of masonry, or of other comparable materials. In addition, this County Code Section requires fences and walls to be constructed of solely new materials and in a workman-like manner, requires fences and walls to be painted a uniform color, excluding black, and requires fences and walls to be free of painted signs and posters. The Project's proposed perimeter walls will be constructed with 10-foot-tall steel panels that are uniform in height and color. The walls will be installed five feet from the Project Site's property lines, which provides a buffer that is two feet wider than the three-foot-wide minimum that is required by this County Code Section.

20. **LANDSCAPING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.430 (Outdoor Storage). This County Code Section provides development standards for landscaping and requires at least one square foot of landscaping for each linear foot of street frontage. This County Code Section states that no planting area shall have a horizontal dimension of less than three feet, requires a permanent irrigation system to be installed, and requires the permanent irrigation system to satisfactorily water all planting areas. The Project Site's four street frontages total 2,559 linear feet. With the addition of the minimum three-foot-wide planting dimensions, the total required landscaped area is 7,677 square feet. The permittee will provide a five-foot-wide landscaped buffer instead of a three-foot-wide landscaped buffer along the Project Site's perimeter, which will include a total of 12,288-square-feet of landscaping. In addition, the permittee will provide a permanent irrigation system in compliance with this County Code Section.
21. **OUTDOOR STORAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.430.C.5 (Outdoor Storage). The Project will have adequate grading and drainage and all products stored outdoors will not be stored above the height of the fence or wall or within 10 feet of the fence or wall. The automobiles stored at this facility will not be stacked, will not be stored above the wall height, and will not be visible from the public right-of-way, except from the current parking lot. The permittee proposes to reconfigure the automobile storage areas so that there will be a 10-to-15-foot distance between the perimeter wall and the storage areas.
22. **PAVEMENT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.140.120.D, although the Project is a vehicle storage yard and is not an automobile dismantling yard, an automobile impound yard, or a junk and salvage yard. The vehicle storage yard will be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way. The permittee will install asphalt surfacing or an oil and aggregate mixture to the automobile storage areas on the property.
23. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070. The parking requirements applicable to this Project are as follows: Office land uses require one parking space for every 400 square feet and open storage yard land uses require one parking space for every 7,000 square feet. The Project includes a 2,733-square-foot office space area and a 294,642-square-foot open storage yard area. Therefore, the Project requires 60 onsite parking

spaces, which is the amount that will be provided by the Project. Although new automobile loading facilities are not a requirement of Title 22, the rearrangement of the onsite parking layout will include an approximately 12,000-square-foot drop lot for vehicle loading and queuing.

24. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.126.030 (Tree Planting Requirements). The Project is required to provide a minimum of three trees for every 10,000 square feet of developed lot area. The Project Site is 429,642 square feet, which when divided by 10,000 square feet, results in the requirement of 128.8 trees, which is rounded up to 129 trees. The Project will include 129 trees.
25. **FLORENCE FIRESTONE CSD.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.324.070.C. The Project is consistent with the following applicable standards of the CSD. The Project Site is approximately 429,642 square feet in gross area and is above the CSD's minimum lot size requirement of 15,000 square feet. The Project Site's lot coverage (building area) is six and a half percent and is below the CSD's lot coverage maximum allowance of 70 percent. The CSD's community-wide development standards addressing graffiti and site maintenance are a part of the Project's conditions of approval.

CONDITIONAL USE PERMIT FINDINGS

26. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project Site has been occupied by automotive-related uses since 1970, when Special Permit No. 2022-(2) was approved. The Project is located along a section of the busy Alameda Corridor that is predominantly zoned for heavy manufacturing, light manufacturing, and commercial manufacturing. Single-family residences and multi-family residences are located to west of the Project Site and this section of the Alameda Corridor. This section of the heavily industrialized Alameda Corridor has a defined history and provides alternative market options to big box stores and other retail services.

Copart is a viable business in a community that has had struggles since the decline of the area's large scale manufacturing industry, which took away jobs and investments. The community wants to have a thriving business that provides jobs and contributes to the area's economy. However, the community has experienced long-term negative externalities associated with the business' operations. The property owner and business owner did not comply with some of the conditions of CUP No. 1525-(2), leading to a deterioration of the property's exterior façade and creating the appearance of an "abandoned" lot, as mentioned by a neighboring resident (see Finding 12). Some residents have expressed concerns that Copart is not doing their fair share to be a responsible neighbor in the community. These concerns are compounded by the impacts introduced by the unhoused population present in the surrounding area, illegal

trash dumping along the streets adjoining the Project Site and in the surrounding area, and the negligence of the surrounding businesses and their clientele in complying with Title 22, including CUP conditions regulating business activities, and the negligence of surrounding businesses in otherwise maintaining their properties.

The approval of the Project is the first step in bringing the Project Site into full compliance with Title 22 because it is currently operating without a CUP, and the subject CUP's conditions of approval will address the implementation and maintenance of the following:

- Installation of new ten-foot-tall steel perimeter walls and gates that are set back five-feet from the property line;
- Painting or coating the perimeter ten-foot-tall steel wall with a non-sacrificial anti-graffiti coating to prevent paint adherence to the underlying material and for easy removal;
- Installation of a five-foot-wide landscaped buffer all along the Project Site's street frontages;
- Installation of 129 15-gallon trees along the landscaped buffer;
- Installation of a permanent irrigation system capable of reaching and watering the perimeter landscaping and trees;
- Paving the Project Site's open storage yard area with asphalt or an oil and aggregate mix to prevent engine oils and harmful fluids from potentially contaminating the soil;
- Installation of informational signs to be posted near the Copart's pedestrian entrance (facing Alameda Street) and on the rear perimeter wall (facing Lou Dillon Avenue) with contact information (phone numbers) for the site manager and for LA County Planning Zoning Enforcement staff so the community can report potential complaints.

The Project does not otherwise constitute any threat or endanger the persons in the nearby vicinity, nor constitute a menace to the public health, safety, or general welfare.

27. The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The Project's proposed site plan is designed to be consistent with Title 22 and is capable of accommodating the required walls, fences, signs, parking, landscaping, and use specific development standards. The Project complies with all applicable development standards for walls, fences, parking, landscaping, tree planting, and outdoor storage standards as described above. It blends well with the surrounding industrial uses along South Alameda Street, including other similar automotive-related uses in the immediate vicinity.

28. The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and

quantity of traffic such use would generate, and by other public or private service facilities as are required. The Project Site is adequately served by the 110 Freeway to the west, the 105 Freeway to the south, and the 710 Freeway to the east. The primary access to the Project Site is via Alameda Street, which is a Secondary Highway with two lanes in either direction, sufficiently capable of serving the existing use. The Project Site has been occupied by similar automotive-related uses since 1970 and the outdoor vehicle storage yard's continued operation, with a reduction in operational capacity, will not generate additional traffic flow, nor will it require improvements to the public infrastructure in the immediate vicinity.

29. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

ENVIRONMENTAL FINDINGS

30. The Commission finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15301 and 15303 (Class 1 Categorical Exemption, Existing Facilities, and Class 3 Categorical Exemption, New Construction or Conversion of Small Structures). The Project involves an existing establishment and does not include any expansion to its current site and operation. The required site modifications are cosmetic improvements and fall well within the building parameters of the Class 3 Categorical Exemption. In addition, the proposed modifications will minimally scale down scale down the outdoor automobile storage area due to the 10-to-15-foot setback of the automobile storage areas from the new steel walls. Furthermore, no exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project is not located in an environmentally sensitive area, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, there are no exceptions to the proposed exemptions and the exemptions still apply to the Project.

31. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15301 and 15303 (Class 1 Categorical Exemption, Existing Facilities, and Class 3 Categorical Exemption, New Construction or Conversion of Small Structures); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2022000061**, subject to the attached conditions.

ACTION DATE: October 25, 2023

VOTE: 5:0:0:0

Concurring: Duarte-White, Louie, O'Connor, Moon, and Hastings

Dissenting: 0

Abstaining: 0

Absent: 0

MG:CS:CN

October 12, 2023

c: Each Commissioner, Zoning Enforcement, Building and Safety

PROJECT NO. PRJ2022-000029-(2)
CONDITIONAL USE PERMIT NO. RPPL2022000061

EXHIBIT C
FINDINGS
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LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-000029-(2)
CONDITIONAL USE PERMIT NO. RPPL2022000061

PROJECT DESCRIPTION

The project is a Conditional Use Permit (“CUP”) to authorize the continued use, operation, and maintenance of an outdoor vehicle storage yard with the accessory sale of used and salvaged vehicles (“Project”) subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8, shall be effective immediately upon the date of final approval of this grant by the County.
3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring

the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). The recordation of the Affidavit of Acceptance and Conditions of Approval shall be completed within **sixty (60) days** from the date of final approval of this grant by the County. In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on October 25, 2033.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new CUP application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve (12) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within sixty (60) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the outdoor vehicle storage yard and satisfaction of Condition No. 2 shall be considered use of this grant.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$4,000.00**,

which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of this grant. The fund provides for **ten bi-annual for a total of twenty (20) inspections. One inspection shall occur at the end of twelve (12) month period (October 25, 2024) granted for the permittee to complete the site improvements outlined in Condition Numbers 30 through 39.** Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. If the property is found in violation of these conditions of approval during an inspection and a Final Zoning Enforcement Order ("FZEO") is issued, upon receipt of the FZEO the permittee shall be subject to a penalty for violating any provisions of this grant in an amount determined to by the Director of Regional Planning ("Director"), not to exceed \$1,000 per day per violation. If the permittee is dissatisfied with an FZEO, the permittee may appeal the FZEO to a Hearing Officer pursuant to County Code Section 22.242.070 within 15 days of the Compliance Date noted on the FZEO.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations).
12. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
13. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
14. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the

business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

15. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff or any County Zoning Enforcement inspector. The manager and all employees of the facility shall be knowledgeable of the conditions herein. The permittee shall post the conditions of this grant in the office.
16. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **a digital copy** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT-SPECIFIC CONDITIONS

17. This grant shall authorize the continued use, operation, and maintenance of an outdoor vehicle storage yard with the accessory sale of used and salvaged vehicles.
18. The permittee shall keep a record of complaints, including the date and time of each complaint, the nature of each complaint, and actions taken to identify and mitigate each complaint. This record of complaints shall be furnished to any LA County Zoning Enforcement inspector upon request.
19. Banners are not permitted signage pursuant to County Code Section 22.114.040. The permittee shall remove all existing banner signs mounted on the Project Site's walls and shall submit a sign plan in accordance with County Code Chapter 22.114 (Signs) **within sixty (60) days** from the date of final approval of this grant by the County.
20. Electrified fences and barbed wire/concertina wired fences are prohibited. The permittee shall remove the electrified fencing and barbed wire fencing from the perimeter walls **within sixty (60) days** from the date of final approval of this grant by the County.
21. Vehicles and automobile parts shall not be stored at a height greater than that of the surrounding wall and shall not be temporarily placed or stored outside the enclosed yard area or in the public right-of-way.

22. All parking spaces shall be kept accessible for customer and employee parking and shall not be used for the storage of collected recyclable materials, junk, salvage, or any other materials or equipment.
23. Ingress and egress routes for deliveries shall be restricted to East 85th Street. The permittee shall provide adequate areas to enable trucks to circulate onsite. Trucks shall be prohibited from backing into the site from public rights-of-way. Truck deliveries and the loading and unloading of equipment, vehicles, and auto parts are limited between the hours of 8 A.M. to 5 P.M.
24. All onsite vehicular circulation shall be maintained as depicted on the approved Exhibit "A" to the satisfaction of LA County Planning.
25. All public right-of-ways directly adjacent to the property (alleyways, sidewalks, and streets) shall be maintained clean and clear. No business-related activities shall occur outside of the perimeter walls.
26. If a land use-related complaint is filed against the business operation, the Director may require the permittee to hold a community meeting to address such issues in a manner that meets the Director's satisfaction. If required by the Director, the permittee shall meet with the community to discuss identified issues or concerns. The meeting shall occur at a location that is close and convenient to the members of the community that reside within a 500-foot radius of the Project Site. The permittee shall provide a notice of the meeting to the current property owners and occupants within a 500-foot radius of the Project Site. To show evidence of compliance with this requirement, at minimum, the permittee shall provide the Director with copies of the meeting notices, the address list used for the notices, the meeting minutes describing the issues addressed, and the proposed action(s) to mitigate the issues raised.
27. The permittee shall comply with all conditions set forth in the attached County Fire Department Letter dated October 12, 2023.
28. The permittee shall comply with all conditions set forth in the attached County Department of Public Works Letter dated August 31, 2023.
29. The permittee shall comply with all conditions set forth in the attached County Public Health Department Letter dated May 2, 2023.

PERMIT-SPECIFIC CONDITIONS: SITE IMPROVEMENTS

30. The permittee shall install new ten-foot-tall galvanized steel walls and gates (proposed off of East 85th Street) along the perimeter of the property to replace the existing deteriorated walls. The new walls and gates shall be constructed of steel panels, at least 0.024 inches thick, and painted with a "baked on" enamel or similar permanent finish. The fences and gates shall be of uniform color (excluding black) which blends with the surrounding terrain and improvements. All walls and gates shall be well-maintained at all times to the satisfaction of LA County Planning.

31. The new walls and gates shall be coated with a non-sacrificial graffiti resistant coating which is capable of preventing the adherence of paint onto a surface material and prevents permanent damage and staining from commercially available spray paints.
32. The new walls and gates shall be set back a minimum of five (5) feet from the property lines. The areas between the walls and the property lines shall be fully landscaped with an attractive ground cover, tree hedges, and/or shrubs to enhance the site and this landscaping shall be maintained in healthy condition. The permittee shall use the [County's Native Plant Guide](#), and select drought resistant native vegetation. In addition, climbing vines such as Algerian Ivy, Grape Ivy and Creeping Fig shall be planted in sufficient amounts to buffer the perimeter walls and to prevent graffiti and vandalism. The perimeter landscaping area shall be maintained in a neat and healthful condition, including weeding, removal of litter, and replacement of plants to the satisfaction of LA County Planning.
33. The permittee shall install a permanent watering system or provide hose bibs which satisfactorily irrigate all planted areas. When hose bibs are utilized, they shall be located to permit the watering of all planted areas with a 50-foot hose.
34. The permittee shall plant a total of 129 15-gallon trees along the Project Site's landscaped buffer as depicted on the Project's approved Exhibit "A."
35. The permittee shall provide a total of sixty (60) parking spaces as depicted on the Project's approved Exhibit "A." The spaces shall comply with County Code Section 22.112.000 (Parking).
36. Where the outdoor automobile storage areas are unpaved, the permittee shall pave those areas with asphalt surfacing or an oil aggregate mixture to prevent emission of dust or tracking of mud onto the public-right-of-way, and in places where the asphalt has been damaged, repairs shall be performed where needed to the satisfaction of LA County Planning.
37. Where the new patron and employee parking area is proposed on the Project's approved Exhibit "A," the permittee shall install cool paving, or modified asphalt with high solar reflectance materials, or treat asphalt after installation to raise reflectance.
38. The permittee shall install a "No Vehicle Idling or Queuing" sign visible from the public right-of-way near the Project Site's vehicular entrance off of East 85th Street. The sign shall have minimum dimensions of two (2) feet by three (3) feet and shall be maintained clear of visual obstructions.
39. The permittee shall post signs in English and Spanish near the main pedestrian entrance facing South Alameda Street and at the rear of the property facing Lou Dillon Avenue with the contact phone numbers for the site's general manager and LA County Planning Zoning Enforcement for reporting any problems which may occur related to the operation of the facility. The signs shall have the minimum dimensions of two feet by three feet in size, shall be visible from the public right-of-way, and shall be kept clear of visual obstruction.

40. **The site improvements required by Condition Numbers 30 through 39 shall be fully implemented by October 25, 2024.** If this does not occur, in accordance with Condition Number 11, the Commission or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations).

Attachments:

- Exhibit D-1 County Fire Department Letter dated October 12, 2023.
Exhibit D-2 County Department of Public Works Letter dated August 31, 2023.
Exhibit D-3 County Public Health Department Letter dated May 2, 2023.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2022000061	PROJECT NUMBER:	Used Auto Sales@S Alameda St
CITY/COMMUNITY:	Florence-Firestone	STATUS:	Cleared
PROJECT ADDRESS:	8311 S Alameda Street Los Angeles, CA 90001	DATE:	10/12/2022

CONDITIONS

1. The proposed CUP for the continued use and proposed on-site access modifications is accepted by the Land Development Unit. Submit plans to the local area office for the approval of the modification shown and verification of compliance for turning movements, circulation and gate details.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

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

August 31, 2023

IN REPLY PLEASE

REFER TO FILE: **LD-4**

TO: Carmen Sainz
Metro Development Services
Department of Regional Planning

Attention Christina Nguyen

FROM: James Chon
Land Development Division

CONDITIONAL USE PERMIT (RPPL2022000061)
8423 SOUTH ALAMEDA STREET
ASSESSOR'S MAP BOOK 6026, PAGE 32,
PARCELS 2, 8, 10, 11, 12, 13, 14, 16, 17, AND 18
UNINCORPORATED FLORENCE—FIRESTONE

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes a Conditional Use Permit to authorize an existing junk and salvage yard with the sale of used and salvaged vehicles in an M-2 Zone.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

1. Street

- 1.1. Prior to issuance of a grading or building permit, submit street improvement plans to Public Works, through the EPIC-LA portal under "Public Improvement Plans: Street Plans," that reflects the following for review and approval:

Be advised that we currently have no known County construction project within the limits of your project. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would restrict any pavement work for two

years. Exceptions could be made if acceptable rehabilitation measures are provided. The applicant is encouraged to monitor <https://pw.lacounty.gov/gmed/lacroads/Find.aspx> periodically to determine if any future County projects have been scheduled or to determine whether a pavement moratorium currently exists along streets fronting the project location.

- 1.1.1. Provide and maintain 10' x 10' pedestrian sight triangles from all driveways to the back of the sidewalk. This means there shall be no solid structures such as fences, walls, or landscaping more than 3.5 feet high within the pedestrian sight triangles.
- 1.1.2. Close all unused driveways on Alameda Street, 83rd Street, 85th Street, and Lou Dillon Avenue with standard curb, gutter, and sidewalk.
- 1.1.3. Dedicate street right of way for a corner cut-off, based on a 35-foot curb return radius, on the northwest corner of South Alameda Street and 85th Street.

For questions regarding the dedication process, contact Diego Rivera of Public Works, Land Development Division, at (626) 458-4902 or dirivera@pw.lacounty.gov.

- 1.1.4. Execute an Agreement to Improve for the street improvements and dedication.
 - 1.1.5. Reconstruct the curb ramp on the northwest corner of South Alameda Street and 85th Street to meet Americans with Disabilities Act requirements.
- 1.2. Prior to issuance of a Certificate of Occupancy, construct all required street improvements.

For questions regarding the street conditions, please contact Sam Richards of Public Works, Land Development Division, at (626) 458-4921 or srich@pw.lacounty.gov.

If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

DK:la



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

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Kathryn Barger
Fifth District

May 02, 2023

TO: Carmen Sainz
Supervising Regional Planner
Department of Regional Planning

Attention: Christina Nguyen

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2022000061
8423 S. ALAMEDA STREET LOS ANGELES CA 90001**

Thank you for the opportunity to review the subject project for a Conditional Use Permit. This project proposes a new semi-truck trailer parking, new retaining walls along east and south property lines, new one story 1,500 square feet office building.

The applicant provided a copy of the Annual Secured Property Tax Bill for fiscal year July 01, 2022, to June 30, 2023, with Assessor's ID: 6026 032 002 & 6026 032 010 indicating the consolidated sewer fee listed as one of the direct assessments.

- ☒ Public Health recommends the approval of the aforementioned project with the following conditions to be fulfilled at the permitting stage before the installation of any interactive water features.

- ☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

1.1 Noise

- 1.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to:

12.08.390 Exterior Noise Standards

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

At residential properties between 7:00 am to 10:00 pm (daytime):

Standard No. 1 shall be the exterior noise level which may not be exceeded 50 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 55 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 65 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 70 dB for any period of time.

At residential properties between 10:00 pm to 7:00 am (nighttime):

Standard No. 1 shall be the exterior noise level which may not be exceeded 45 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 50 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 55 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 65 dB for any period of time.

At commercial properties between 7:00 am to 10:00 pm (daytime):

Standard No. 1 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 65 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 70 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 75 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 80 dB for any period of time

At commercial properties between 10:00 pm to 7:00 am (nighttime):

Standard No. 1 shall be the exterior noise level which may not be exceeded 55 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 65 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 70 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 75 dB for any period of time

At Noise Sensitive Receptors (Anytime):

Standard No. 1 shall be the exterior noise level which may not be exceeded 50 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 55 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 65 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 70 dB for any period of time.

12.08.440 Construction Noise

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited.

A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	75 dBA	80 dBA	85 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all-day Sunday and legal holidays	60 dBA	64 dBA	70 dBA

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	60 dBA	65 dBA	70 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all	50 dBA	55 dBA	60 dBA

Carmen Sainz

May 02, 2023

Page 5 of 5

day Sunday and legal holidays			
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For questions regarding above comments, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Program at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va

DPH_CLEARED_8423 S. ALAMEDA STREET LOS ANGELES CA 90001_RPPL2022000061_05.02.2023

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	October 12, 2023	
HEARING DATE:	October 25, 2023	AGENDA ITEM: 8
PROJECT NUMBER:	PRJ2022-000029-(2)	
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") RPPL2022000061	
SUPERVISORIAL DISTRICT:	2	
PROJECT LOCATION:	8423 South Alameda Street, Florence-Firestone	
OWNER:	Martin L. Schmidt	
APPLICANT:	Copart, Inc.	
CASE PLANNER:	Christina Nguyen, Regional Planner cnguyen@planning.lacounty.gov	

RECOMMENDATION

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2022-000029-(2), CUP Number RPPL2022000061, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I FURTHER MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2022000061 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- The applicant, Copart, requests a CUP to authorize the continued use, operation, and maintenance of an outdoor vehicle storage yard with the accessory sale of used and salvaged vehicles ("Project") at 8423 South Alameda Street ("Project Site") in the M-

2 (Heavy Manufacturing) Zone pursuant to County Code Section 22.324.070.C.4 (Florence-Firestone Community Standards District (“CSD”) Zone Specific Development Standards) as it existed on January 3, 2022, when the complete CUP application was submitted. The Florence-Firestone CSD was subsequently repealed in conjunction with the adoption of the Florence-Firestone Transit-Oriented District Specific Plan on February 7, 2023. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted.

B. Project

The Project Site is 9.77 gross acres in size and is developed with an existing outdoor vehicle storage yard and accessory structures. The outdoor vehicle storage yard occupies the majority of the Project Site with approximately 368,429 square feet of open area for the storage of operable, inoperable, and salvage titled vehicles intended for auction sales. Two modular offices totaling 2,733 square feet, a 188-square-foot storage shed, a trash enclosure, and a diesel fuel tank surrounded by steel bollards are located on the eastern side of the Project Site along South Alameda Street.

The Project includes paving vehicle storage areas with an asphalt surface, relocating and restriping the parking area to increase the total vehicle parking space count from 16 spaces to 60 spaces, and minor site modifications to bring the Project Site into compliance with Title 22 provisions regarding outdoor storage. 12,288-square-feet of landscaping and 129 trees with a permanent irrigation system will be installed along the perimeter of the Project Site. Existing dilapidated perimeter fencing will be replaced with new ten-foot-tall corrugated galvanized steel walls and gates.

On August 25, 1970, Special Permit No. 2022-(2) was approved for an auto dismantling and junk and salvage yard with accessory auto sales on the Project Site. Special Permit No. 2022-(2) was set to expire on August 25, 1985, but was superseded by CUP No. 1525-(2). On December 5, 1979, CUP No. 1525-(2) was approved for the same use and expired on December 5, 2009.

Copart, the existing tenant, occupied the Project Site after 1979 and prior to 2009. Copart does not conduct auto dismantling and is not considered to be a junk and salvage yard. Vehicles brought to the Project Site have not been dismantled but are sometimes damaged and may otherwise be deemed inoperable, deemed a total loss or otherwise not replaceable by insurance companies, and/or recovered stolen vehicles that insurance companies have already reimbursed. Copart performs no work on the Project Site and vehicles leave in the same condition they arrived. The accessory sale of used and salvaged vehicles is conducted online, not on the Project Site, although customers sometimes pick up vehicles onsite. Customers are not allowed to salvage portions of vehicles on the Project Site.

On May 20, 2021, LA County Planning Zoning Enforcement staff sent a Notice of Violation letter to the property owner notifying them that the use was operating without a valid CUP in violation of Title 22. Although Copart did not conduct auto dismantling and was not considered to be a junk and salvage yard, unlike the previous use authorized by CUP No. 1525-(2), a new CUP was still required per the Florence-Firestone CSD because Copart's principal business activities were located outside an enclosed structure within 250 feet of a Residential Zone.

A complete CUP application was submitted on January 3, 2022. As noted above, pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted. Therefore, the complete CUP application is exempt from the Green Zones Ordinance (County Code Chapter 22.84), which was adopted on June 14, 2022.

SUBJECT PROPERTY AND SURROUNDINGS

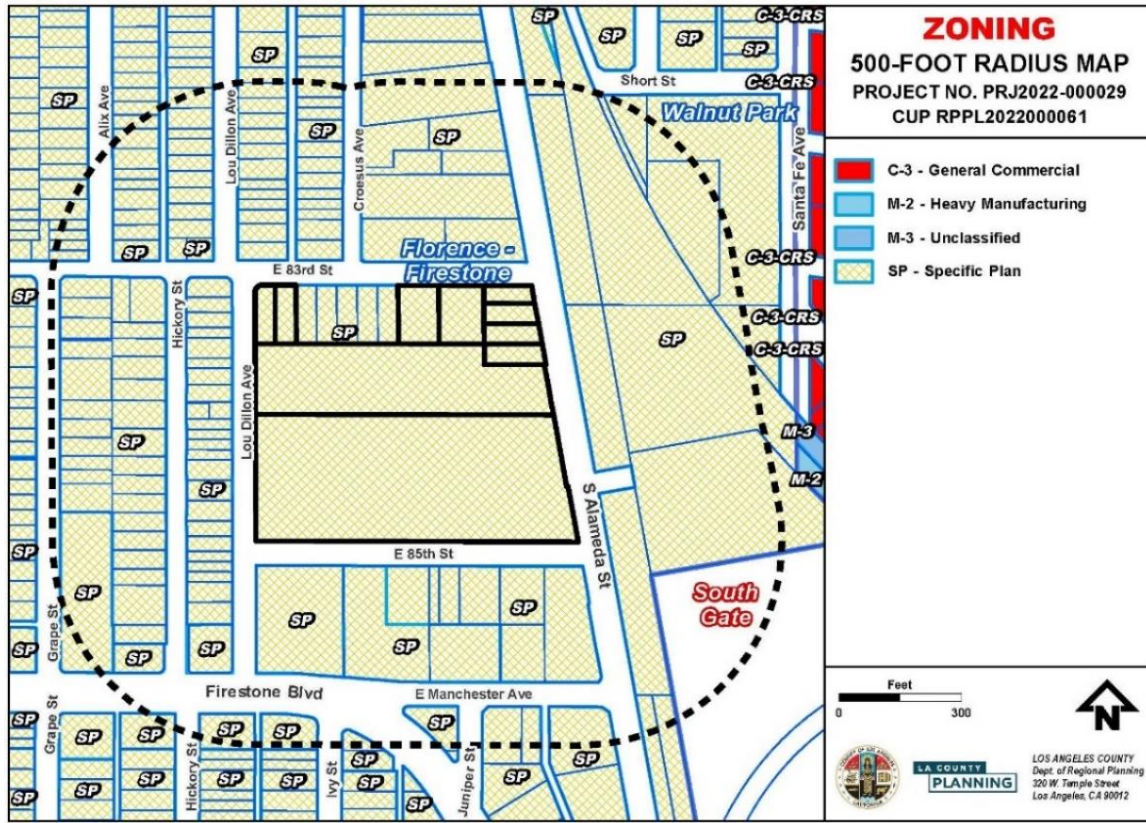
The following chart provides property data within a 500-foot radius:

LOCATION	FLORENCE-FIRESTONE COMMUNITY PLAN LAND USE POLICY	ZONING *	EXISTING USES
SUBJECT PROPERTY	IH (Heavy Industrial)	M-2 – Heavy Manufacturing	Junk and Salvage Yard.
NORTH	IH and H18 (Residential 18, maximum density of 18 dwelling units per net acre)	M-2, R-3 – Limited Density Multiple Residence, and R-2 – Two Family Residential	Auto parts sales, aircraft supply store, single and multi-family residential.
EAST	IH and P (Public and Semi Public)	M-2	U-Haul facility and the Alameda Rail Corridor.
SOUTH	IH, P, and IL (Light Industrial)	M-2, M-1 – Light Manufacturing, and C-3 – General Commercial	Recycling center, auto repair, auto dismantling, and multi-family residential.
WEST	H18 and P	R-2 and IT – Institutional	Single and multi- family residential, auto repair, restaurant, and Los Angeles County Probation Office.

* Note: The zoning was changed to SP (Specific Plan) on February 7, 2023, in conjunction with the adoption of the Florence-Firestone Transit-Oriented District Specific Plan on February 7, 2023. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on January 3, 2022.

MAPS





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
ZCO 20230014z	Adopts the Florence-Firestone Transit-Oriented District Specific Plan.	February 7, 2023
ZCO 3711	Adopts a Zoning Plan for District No. 8 Section 3-W. The property is zoned M-2 (Heavy Manufacturing).	October 29, 1940

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CUP 1525-(2)	To authorize the continuance of an existing auto dismantling and junk and salvage yard with accessory auto sales.	December 5, 1979

Special Permit 2022-(2)	To establish an auto dismantling and junk and salvage yard with accessory auto sales.	August 25, 1970
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C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPCE2021000562 (Opened on March 2, 2021)	Originating from a public complaint. Expired CUP and development standard violations.	Actively monitoring pending action on this CUP
EF990060 (Opened on January 19, 1999)	Originating from a public complaint. Violation of CUP 1525-(2) development standards pertaining to landscaping, fencing, asphalt paving, and parking.	Closed on October 26, 1999

ANALYSIS

A. Land Use Compatibility

The Project is an industrial use and is consistent with the Project Site's IH (Heavy Industrial) land use designation. The Project is compatible with existing land uses located directly north, south, and east of the Project Site, as those sites operate similar auto-related industrial uses including pick-your-parts junk and salvage yards, a metal fabrication shop, auto dismantling yards, auto repair shops, and a metal recycling center. However, the Project is less compatible with the land uses to the northwest, west, and southwest, which consist of a combination of multi-family residences and single-family residences.

The siting of industrial uses near residential uses is not uncommon in the Florence-Firestone community; instead, it is an observed pattern along the Alameda Corridor and reflects the community's strong industrial and manufacturing sector history due to its proximity to the Southern Pacific Railroad, which provides access to the ocean ports. In the early 1900s, residences were built in proximity to industrial uses along Alameda Street to provide housing for the workforce. The demand for housing came from local industries such as the Goodyear and Firestone Tire Companies, which were located near Alameda Street and employed thousands at their height. This relationship is also visible in the earliest available Zoning Map of this community from 1940, which shows the Southern Pacific Railroad running along Alameda Street, with a northern map boundary at Florence Avenue and a southern map boundary at Firestone Boulevard and Manchester Avenue. The column of parcels with frontage on Alameda Street are all zoned either M-1 for Factory or M-2 for Industry, and every parcel west of this column was zoned either R-2 for Two-Family Residential or R-3 for Limited-Multiple Residential.

Since the decline of the manufacturing industry, these M-1 and M-2 zoned parcels have transitioned into a hub for small scale businesses specializing in the after-market automotive industry, with uses ranging from auto repair and servicing to auto dismantling and used auto parts sales. Automotive-related uses and outdoor storage uses are the most prevalent industrial uses in this community.

The siting of automotive-related and outdoor storage uses near residential uses is generally not compatible, since these uses can generate loud noises, increase particulate matter pollution, contribute to visual blight, and operate at a scale beyond what is meant for the parcel size. However, considering the context of the residential and industrial designations discussed above, it is necessary to preserve the livelihoods of the families supported by these businesses, and the populations that they serve. The best path forward is to better safeguard the residential uses to the Project Site's west and the community as a whole by ensuring that these establishments are operating according to current development standards and within the permitted scope of their CUP. The attached conditions of approval will assist in mitigating current operational impacts. Biannual site inspections will be conducted by LA County Planning Zoning Enforcement staff for the duration of the CUP grant term to ensure that the permittee complies with the conditions of approval.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project provides a needed service to the Florence-Firestone community and the greater region because it operates as an industrial use with the potential for higher wage jobs and provides a regional service by maintaining a marketplace for reselling used and salvaged vehicles.

C. Design Compatibility

The visual impact of the Project Site is poor considering its current dilapidated state. The prior CUP included conditions of approval that required three-foot-wide landscaped buffers around the perimeter of the Project Site. However, these buffers have not been maintained and there is no landscaping in certain areas of the Project Site's perimeter. A permanent irrigation system was never installed to properly irrigate the landscaping. In addition, the Project Site's steel wall enclosure has rusted and, in many areas along the perimeter, has been patched with steel materials of a different finish and height, resulting in a haphazard looking façade.

To come into compliance with applicable Title 22 development standards and rectify the aforementioned violations, the permittee will install a five-foot-wide landscaped buffer all along the Project Site's street-facing perimeters (South Alameda Street, East 85th Street, Lou Dillon Avenue, and East 83rd Street), for a total of 12,288-square-feet of landscaping along with 129 15-gallon trees. The existing perimeter fencing will be replaced with new neutral colored ten-foot-tall corrugated galvanized steel walls and gates. A wider buffer with new landscaping will soften the exterior industrial appearance of the Project Site and will complement the neutrally colored walls. The new perimeter wall will be consistent in material and height. In addition, the unpaved areas of the outdoor vehicle storage yard will be paved

with asphalt or an aggregate material to prevent automotive fluids from inadvertently seeping into the ground.

As mentioned in the Land Use Compatibility Section above, biannual site inspections will ensure that the following required site improvements are implemented and maintained for the duration of the CUP grant term:

- Installation of new ten-foot-tall steel perimeter walls and gates that are set back five-feet from the property line;
- Painting or coating the perimeter ten-foot-tall steel wall with a non-sacrificial anti-graffiti coating to prevent paint adherence to the underlying material and for easy removal;
- Installation of a five-foot-wide landscaped buffer all along the Project Site's street frontages;
- Installation of 129 15-gallon trees along the landscaped buffer;
- Installation of a permanent irrigation system capable of reaching and watering the perimeter landscaping and trees;
- Paving the Project Site's open vehicle storage yard area with asphalt or an oil and aggregate mix to prevent engine oils and harmful fluids from potentially contaminating the soil; and
- Installation of informational signs to be posted near Copart's pedestrian entrance (facing Alameda Street) and on the rear perimeter wall (facing Lou Dillon Avenue) with contact information (phone numbers) for the site manager and for LA County Planning Zoning Enforcement staff so the community can report potential complaints.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

ZONING ORDINANCE CONSISTENCY

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

FINDINGS

The applicant is required to substantiate all facts identified by County Code Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements). The CUP Findings with applicant's responses is attached (Exhibit E – Applicant's CUP Findings). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1 - Existing Facilities, and Class 3 - New Construction or Conversion of Small Structures) under the

California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project involves an existing establishment and does not include any expansion to its current site and operation. The required site modifications are cosmetic improvements and fall well within the building parameters of the Class 3 Categorical Exemption. In addition, the proposed modifications will minimally scale down the outdoor automobile storage area due to the 10-to-15-foot setback of the automobile storage areas from the new steel walls. The Project does not qualify for an exception to an exemption because it is not located in an environmentally sensitive area, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, Staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA. An Environmental Determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The Department of Public Works, in a letter dated August 31, 2023, recommended that the Project proceed to public hearing with required conditions.
2. The Fire Department, in a letter dated October 12, 2023, recommended that the Project proceed to public hearing with required conditions.
3. The Department of Public Health, in a letter dated May 2, 2023, recommended that the Project proceed to public hearing with required conditions.

B. Public Comments

1. Robert Ochoa, in an email dated September 27, 2023, stated that Copart is a public hazard and releases fumes and expressed concerns regarding the homeless encampments in the surrounding vicinity.
2. Hector Barillas, in an email dated September 25, 2023, stated that he was disappointed with Copart and believes their business should shut down. He stated that their property looks like an abandoned and contaminated lot surrounded by trash and debris. Mr. Barillas also stated the business' clients change their car oil and conduct car repairs in the public right-of-way, and that there are individuals selling vehicles in the public right-of-way that he has confronted the operator about.

Report

Reviewed By: _____
Carmen Sainz, Supervising Regional Planner

Report

Approved By: _____
Mitch Glaser, Assistant Deputy Director

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

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Conditional Use Permit Findings
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EXHIBIT J	Public Correspondence

COPART - LOS ANGELES

8313 - 8423 SOUTH ALAMEDA ST.
LOS ANGELES, CA 90001

APNS: 6026-032-002, 6026-032-008, 6026-032-010, 6026-032-011, 6026-032-012, 6026-032-013, 6026-032-014, 6026-032-016, 6026-032-017, 6026-032-018

CONTRACTOR TO VERIFY ALL DIMENSION WITH ARCHITECT PRIOR TO COMMENCING WORK, ARCHITECT WILL NOT BE LIABLE FOR ANY MISTAKES DONE ON SITE WITHOUT VERIFYING WITH ARCHITECT. DRAWINGS SHOULD NOT BE SCALED AS THEY MAY DIFFER DUE TO REPROGRAPHICAL ERRORS.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO ANY WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS REQUIRED DUE TO HIS FAILURE TO DO SO.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, COORDINATING, AND SCHEDULING OF ALL INSPECTIONS AND TESTS INDICATED ON THE PLANS AND SPECIFICATIONS RECOMMENDED BY THE SOILS REPORT AND/OR REQUIRED BY ANY GOVERNMENTAL AGENCY.
3. CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL UTILITY LINES AND STUBS TO THE BUILDING (S) AS MAY BE INDICATED ON THE PLANS.
4. CONTRACTOR SHALL BE REQUIRED TO BRING ALL UTILITY LINES (WATER, SEWER (S), GAS, AND ELECTRICAL), TO WITHIN 5'-0" OF THE BUILDING TO TERMINATION POINTS AS INDICATED ON THE PLANS READY FOR CONNECTION.
6. BUILDING PADS CONSTRUCTED PER SOILS ENGINEERS SPECIFICATIONS ARE ASSUMED TO BE AT + 0.10 FT. OF THE ELEVATIONS SHOWN ON THE PLANS. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES UPON VERIFICATION.
7. PAVING SHALL BE ACCOMPLISHED ACCORDING TO THE SITE PAVING SPECIFICATIONS AND THE SOILS REPORT AND SHALL BE OF THE SAME SECTION AND DRAINAGE SCHEME AS ADJACENT PAVED AREAS. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE A.C. OR CONCRETE PAVING, ON AND OFF SITE. IF THE EXISTING PAVING FALLS SHORT OF THE BUILDING LINE, OR A PORTION OR SECTION OF THE EXISTING PAVING NEEDS TO BE REMOVED FOR CONSTRUCTION PURPOSE, THE BUILDING CONTRACTOR SHALL, AT THE APPROPRIATE TIME, REPLACE THE A.C. PAVING TO THE BUILDING LINE. THICKNESS OF THE A.C. PAVING BASE MATERIAL AND ALL OTHER ASPECTS SHALL MATCH EXISTING OTHER ASSOCIATED PERMANENT IMPROVEMENTS SUCH AS CONCRETE CURBS, WHEELSTOPS, PLANTING AND IRRIGATION OF DISTURBED OR DAMAGE DURING THE CONSTRUCTION PROCESS SHALL LIKEWISE BE REPLACED AND RESTORED INCLUDING PAVEMENT STRIPING. PER APWA STANDARD PLANS AND CITY STANDARDS.
8. THE CONTRACTOR WILL PROVIDE THE OWNER WITH A LETTER OF CERTIFICATION PREPARED IMMEDIATELY AFTER FOOTINGS ARE PLACED, TO CONFIRM THAT THE LOCATION OF FOOTINGS COMPLY WITH THE APPROVED SITE DRAWINGS. THIS SHALL BE DONE BY THE SITE CIVIL ENGINEER AT THE CONTRACTORS EXPENSE. ANY DISCREPANCIES FROM THE APPROVED BUILDING LOCATION WILL BE REMOVED AT THE CONTRACTORS EXPENSE.
9. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT & THE OWNER OF THE ANTICIPATED POURING OF THE SLAB ONE WEEK IN ADVANCE.
10. ALL REVISIONS TO THE DRAWINGS MUST PROCEED THROUGH NORMAL CHANNELS.
11. THE ENERGY CONSERVATION STANDARDS HAVE BEEN REVIEWED AND THE DESIGN OF THE BUILDING(S) COMPLIES WITH THE STANDARDS.
12. AT THE TIME OF THE FINAL BUILDING DEPARTMENT INSPECTION, THE CONTRACTOR SHALL GIVE THE BUILDING OFFICIAL A CERTIFICATE OF INSULATION COMPLIANCE WITH THE ENERGY CONSERVATION STANDARDS.
13. ALL WOOD TRIM SHALL BE BACK- PRIMED WITH A MINIMUM ONE (1) COAT PAINT PRIOR TO INSTALLATION.
14. NO ADDITIONAL ROOF OPENINGS OR ROOF MOUNTED EQUIPMENT ARE ALLOWED BEYOND THAT WHICH IS SHOWN ON THESE PLANS WITHOUT WRITTEN CONSENT OF THE ARCHITECT AND HIS STRUCTURAL ENGINEER.
15. CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS NECESSARY PER CITY AND LOCAL CODE REQUIREMENTS, SECTION 3306, CBC.
16. ALL MATERIALS AND WORK SHALL CONFORM TO LATEST GOVERNING BUILDING CODES AND REGULATIONS.
17. COVER ALL CONCRETE SLAB SURFACES WITH CURING PAPER BEFORE STARTING ADJACENT CONCRETE SLABS. CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR SPLASHING OF FRESH CONCRETE SEE SPECIFICATIONS.
18. ALL WALL FRAMING SHALL BE 2 X 4 WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED. 2X6 WOOD STUDS SHALL BE USED FOR WALLS RECEIVING HEAVY PLUMBING, ELECTRICAL PANELS, OR CONCEALING PIPE COLUMNS. ALL STUDS OVER 14'-0" HEIGHT SHALL BE 2 X 6. SEE STRUCTURAL.
19. ALL REVISIONS TO THE DRAWINGS MUST PROCEED THROUGH NORMAL CHANNELS.
20. THE POWER SOURCE FOR SMOKE DETECTORS SHALL BE AS FOLLOWS:

a. IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FORM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.

b. IN EXISTING STD. SMOKE DETECTORS MAY BE BATTERY OPERATED.

c. CARBON MONOXIDE ALARM IS REQUIRED PER SEC 420.4 & R315
21. ALL LOW VOLTAGE WIRING TO BE SEISMIC SECURED TO LOCAL CODE.

UNDERGROUND SERVICE ALERT

TWO WORKING DAYS BEFORE YOU DIG
Section 42164217 of the Government Code requires a Dig Alert Identification Number be issued before a permit to Excavate w/m be valid. For your Dig Alert Identification Number call

CALL: TOLL FREE
1-800-422-4133
(Southern California)

CALL: TOLL FREE
1-800-227-2600
(Northern California)

CALL: TOLL FREE
1-800-227-2600
(Nevada)

ABBREVIATIONS

A/C ABV. ADJ. AFF. ALT. A.N.S.I. ARCH. AUTO. AW	AIR CONDITIONING ABOVE ADJUSTABLE ABOVE FINISH FLOOR ALUMINUM ALTERNATE AMERICAN NATIONAL STANDARDS INSTITUTE ARCHITECT/ARCHED AUTOMATIC AWNING	P P.B. PED. PEND. PERM. PERP. PH PL P LAM. PLUMB. PLYWD. PR PT. P.T. PWDR. G GA. GAR. G.D. GFI G.I. GL. G.L.B. GND. GR GYP. BD. JST. H H.B. H.C. H.D. HGT. HOR. HQR. H.S. HT. HVAC H.W.	PANTRY/POLE PUSH BUTTON PEDESTAL PENDANT PERIMETER PERPENDICULAR PHONE PLATE/PROPERTY LINE PLASTIC LAMINATE PLYWOOD PAIR POST TENSIONED (SLAB) PRESSURE TREATED POWDER GALVANIZED GAUGE GARBAGE DISPOSAL GROUND FAULT INTERRUPTER GALVANIZED IRON GLASS GLU-LAM BEAM GROUND GRADE GYPSUM BOARD	OPP. OPT. O.S. O.S.A. R RAD. R.D. RD. RECPT. REF. REF. REG. REIN.F. REQ. R.O. RM. SA S.C. S.D. S.H. S.OV SOUND TRANSMISSION COEFFICIENT SECT. SERV. SH SHELF SHT. SHTG. SHWR. SIM. SL SLIDE SLOPE SPEC. SQ SQUARE SQ. FT. STD. STANDARD STL STEEL STOR. STRUCT. SW.	OPPOSITE OPTIONAL OCCUPANCY SENSOR OUTSIDE AIR RISER RADIUS ROOF DRAIN ROUND RECEPTACLE REFRIGERATOR/ REFERENCE REGISTER REINFORCEMENT REQUIRED ROUGH OPENING ROOM SMOKE ALARM SOLID CORE SOAP DISH SINGLE HUNG SHUT-OFF VALVE SOUND TRANSMISSION COEFFICIENT SECTION/SECTIONAL SERVICE SINGLE HUNG SHELF SHEET SHEATHING SHOWER SIMILAR SLIDER SLOPE SPECIFICATION SQUARE SQUARE FOOT STANDARD STEEL STORAGE STRUCTURAL SWITCH TONGUE & GROOVE TILE TREAD T.B. TOWEL BAR TEL TELEPHONE TEMP. THK. THICK TOP OF TOP OF CONCRETE/ TOP OF CURB T.O.M. TOP OF MASONRY T.O.P. TOP OF PLATE T.O.S. TOP OF SLAB T.O.W. TOP OF WALL T.P. TOILET PAPER HOLDER TR. TRANSOM TRANS. TRANSFORMER T.SHTG. TOP OF SHEATHING TYP.
C.O. COL. COMP. CON. COND. CONST. CONT. C.P.C. C.P.C. C.O. CTR. C.W. DBL. D.F. DIA. DN. DN. DR. D.S. DTL. D.W. DWG. EA. E.J. ELEC. ELEV. ENCL. EQ. EQUIP. EX EXIST. EXP. EXT. F.A.U. F.F. F.G. F.G.L. FL. FLX. FLASH. FND. F.O.C. F.O.F. F.O.M. F.O.S. FR. FT. FTG. FX	CARBET CABINET CALIFORNIA BUILDING CODE C.E.C. C.E.C. C.E.C. CEM. CER. C.F.C. CHG. C.J. CL. CLG. CLR. CM C.M.C. C.O. COL. COMP. CON. COND. CONST. CONT. C.P.C. C.P.C. C.O. CTR. C.W. DBL. D.F. DIA. DN. DN. DR. D.S. DTL. D.W. DWG. EA. E.J. ELEC. ELEV. ENCL. EQ. EQUIP. EX EXIST. EXP. EXT. F.A.U. F.F. F.G. F.G.L. FL. FLX. FLASH. FND. F.O.C. F.O.F. F.O.M. F.O.S. FR. FT. FTG. FX	AIR CONDITIONING ABOVE ADJUSTABLE ABOVE FINISH FLOOR ALUMINUM ALTERNATE AMERICAN NATIONAL STANDARDS INSTITUTE ARCHITECT/ARCHED AUTOMATIC AWNING BATH BOTTOM OF BOARD BEDROOM BLDG. BLK. BLOCKING BM. CAB. C.B.C. C.E.C. C.E.C. CEM. CER. C.F.C. CHG. C.J. CL. CLG. CLR. CM C.M.C. C.O. COL. COMP. CON. COND. CONST. CONT. C.P.C. C.P.C. C.O. CTR. C.W. DBL. D.F. DIA. DN. DN. DR. D.S. DTL. D.W. DWG. EA. E.J. ELEC. ELEV. ENCL. EQ. EQUIP. EX EXIST. EXP. EXT. F.A.U. F.F. F.G. F.G.L. FL. FLX. FLASH. FND. F.O.C. F.O.F. F.O.M. F.O.S. FR. FT. FTG. FX	PA P.B. PED. PEND. PERM. PERP. PH PL P LAM. PLUMB. PLYWD. PR PT. P.T. PWDR. G GA. GAR. G.D. GFI G.I. GL. G.L.B. GND. GR GYP. BD. JST. H H.B. H.C. H.D. HGT. HOR. HQR. H.S. HT. HVAC H.W. I.B.C. I.C.C. I.D. IN. INSUL. INT. INTERIOR INTERNATIONAL RESIDENTIAL CODE J. JUNCTION BOX JOINT KIT. KITCHEN LENGTH/LONG LAV. LAVATORY M/S/P MOTION SENSOR & INTEGRAL PHOTOSENSOR M. MASTER M.C. MASONRY MAT. MAX. MECH. MEMB. MFR. MIN. MIR. MISC. MOUNTED MT MTL. N/A NOT APPLICABLE NAT. NATURAL N.A.A. NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS N.E.C. NATIONAL ELECTRIC CODE N.F.P.A. NATIONAL FIRE PROTECTION ASSOCIATION NO. NUMBER NOT IN CONTRACT NOT TO SCALE O/ OBS. O.C. O.D. OFF. OPNG.	OPPOSITE OPTIONAL OCCUPANCY SENSOR OUTSIDE AIR R RAD. R.D. RD. RECPT. REF. REF. REG. REIN.F. REQ. R.O. RM. SA S.C. S.D. S.H. S.OV SOUND TRANSMISSION COEFFICIENT SECT. SERV. SH SHELF SHT. SHTG. SHWR. SIM. SL SLIDE SLOPE SPECIFICATION SQ SQUARE SQ. FT. STD. STANDARD STL STEEL STOR. STRUCT. SW. T.O.M. TOP OF MASONRY T.O.P. TOP OF PLATE T.O.S. TOP OF SLAB T.O.W. TOP OF WALL T.P. TOILET PAPER HOLDER TR. TRANSOM TRANS. TRANSFORMER T.SHTG. TOP OF SHEATHING TYP.	OPPOSITE OPTIONAL OCCUPANCY SENSOR OUTSIDE AIR R RAD. R.D. RD. RECPT. REF. REF. REG. REIN.F. REQ. R.O. RM. SA S.C. S.D. S.H. S.OV SOUND TRANSMISSION COEFFICIENT SECT. SERV. SH SHELF SHT. SHTG. SHWR. SIM. SL SLIDE SLOPE SPECIFICATION SQ SQUARE SQ. FT. STD. STANDARD STL STEEL STOR. STRUCT. SW. TONGUE & GROOVE TILE TREAD T.B. TOWEL BAR TEL TELEPHONE TEMP. THK. THICK TOP OF TOP OF CONCRETE/ TOP OF CURB T.O.M. TOP OF MASONRY T.O.P. TOP OF PLATE T.O.S. TOP OF SLAB T.O.W. TOP OF WALL T.P. TOILET PAPER HOLDER TR. TRANSOM TRANS. TRANSFORMER T.SHTG. TOP OF SHEATHING TYP.

PROJECT DIRECTORY

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NATIONAL PROPERTY MANAGER
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P: 480.217.5965
E: BENJAMIN.STEPHENS@VALFAIR.COM

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E: STEVE REID@GREENORIGINDESIGNS.COM

OWNER:
MARTIN L. SCHIMDT
SCHMIDT FAMILY TRUST
736 EMDEN STREET
HENDERSON, NV 89015
P: 702-232-6311

LAND USE CONSULTANT
THREE6IXTY
ATTN: MARKIE ANDERLE
11287 W. WASHINGTON BLVD.
CULVER CITY, CA 90230
P: 216.712.5037
E: MARKIE@THREE6IXTY.NET

SCOPE OF WORK

- AS BUILT DRAWINGS
 - PROPOSED PARKING RE-STRIPING
 - NEW ASPHALT PAVING FOR PARKING
 - NEW ROLLING ENTRY GATES FOR FIRE APPARATUS ACCESS
 - FIRE LANE STRIPING
 - REMOVE EXISTING FENCING
 - NEW METAL R-PANEL FENCING
 - NEW TREES AND LANDSCAPING ALONG ENTIRE STREET FRONTAGE
- NEW PERMANENT IRRIGATION SYSTEM TO PROPERLY WATER THE NEW LANDSCAPING AND TREES
- NEW ASPHALT OR OIL AND AGGREGATE MIX FOR ALL OUTDOOR AUTOMOBILE STORAGE AREAS

GOVERNING CODES

BUILDING CODE:	2019 CALIFORNIA BUILDING CODE
MECHANICAL CODE:	2019 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE:	2019 CALIFORNIA ELECTRICAL CODE
PLUMBING CODE:	2019 CALIFORNIA PLUMBING CODE
ENERGY CODE:	2019 CALIFORNIA ENERGY CODE
FIRE CODE:	2019 CALIFORNIA FIRE CODE
GREEN CODE:	2019 CALIFORNIA GREEN CODE
MUNICIPAL CODE:	COUNTY OF LOS ANGELES MUNICIPAL CODE
LOCAL AGENCY:	LOS ANGELES COUNTY DEPARTMENT OF BUILDING AND SAFETY

SHEET INDEX

SHEET	DESCRIPTION
	ARCHITECTURAL
T-0.0	COVER SHEET
A-0.0	EXISTING SITE PLAN
A-0.1	ENLARGED EXISTING SITE PLAN
A-0.2	EXISTING ROOF PLAN
A-0.3	PROPOSED SITE PLAN
A-0.4	ENLARGED PROPOSED SITE PLAN
A-1.0	EXISTING FLOOR PLAN
A-1.1	EXISTING FURNITURE PLAN
A-2.0	REFLECTED CEILING PLAN - ADMIN BUILDING
A-4.0	EXISTING BUILDING ELEVATIONS
A-5.0	FENCING DETAILS
	LANDSCAPING
L1	PROJECT SUMMARY
L2	PLANTING PLAN
L3	PLANTING DETAILS
L4	IRRIGATION PLAN
L5	IRRIGATION NOTES
L6	IRRIGATION DETAILS
L7	IRRIGATION DETAILS
L8	HYDROZONES AND WATER BUDGET
	ELECTRICAL
E-0.1	LIGHTING CUT SHEETS
E-0.2	LIGHTING CUT SHEETS
E-1.2	SITE PHOTOMETRICS

PROJECT DATA

ADDRESSES:	8301, 8309, 8309 1/2, 8311, 8313, 8423 S ALAMEDA STREET, LOS ANGELES, CA 9001; 2166, 2170 E 83RD STREET, LOS ANGELES, CA 90001
APN:	6026-032-002, 6026-032-008, 6026-032-010, 6026-032-011, 6026-032-012, 6026-032-013, 6026-032-014, 6026-032-016, 6026-032-017, 6026-032-018
LEGAL DESCRIPTION:	
LAND USE ZONE:	M-2 - HEAVY INDUSTRIAL
COMMUNITY STANDARDS DISTRICT:	FLORENCE/ FIRESTONE
CONSTRUCTION TYPE:	V-B
NUMBER OF STORIES	1-STORY
BUILDING SPRINKLERS	FULLY SPRINKLERED NFPA-13
EXISTING BUILDING AREA:	NET FLOOR AREA: 2,733 SF GROSS FLOOR AREA: 3,352 SF
LOT AREA:	9.77 ACRES (429,642 SF GROSS AREA)
LOT SHAPE:	RECTANGULAR
LOT:	
TRACT:	
LANDSCAPING:	
REQUIRED LANDSCAPE BUFFER:	1 SQUARE FOOT PER EVERY 1 LINEAR FOOT OF STREET FRONTAGE
TOTAL STREET FRONTAGE:	2,559 LF
REQUIRED BUFFER:	2,559 SF
PROVIDED LANDSCAPE BUFFER:	12,288 SF
TREES REQUIRED:	3 TREES PER EVERY 10,000 SF OF DEVELOPMENT.
SITE AREA:	429,642 SF
429,642 SF / 10,000 SF = 42.9 X 3 TREES=	128.8 = 129 TREES REQUIRED
TREES PROVIDED:	129
PARKING CALCULATION:	
OFFICE BUILDING AREA :	2,733 SF
LOT STORAGE AREA:	368,429 SF
OFFICE PARKING RATIO:	1/400 SF
STORAGE LOT RATIO:	1/7,000 SF
PARKING REQUIRED:	
OFFICE: 2,733 / 400 = 6.8 = 7	
STORAGE LOT: 368,429 / 7,000 = 52.6 = 53	
TOTAL REQ'D PARKING =	60
ACCESSIBLE STALLS REQUIRED:	3 WITH AT LEAST 1 VAN ACCESSIBLE.
CLEAN AIR/ VANPOOL/ EVE SPACES:	6 PER TABLE 5.106.5.2
PARKING PROVIDED:	
CLEAN AIR/ VANPOOL/ EV SPACES:	6
ACCESSIBLE PARKING SPACES:	2
VAN ACCESSIBLE PARKING SPACE:	1
COMPACT PARKING:	24 (40% OF REQUIRED)
STANDARD PARKING SPACES:	27
TOTAL PARKING PROVIDED:	60

D . L . A .
ARCHITECTS

1215 N RED GUM ST. SUITE E
ANAHEIM, CA 92806

COPART - LOS ANGELES
YARD #10

8423 S. ALAMEDA ST
LOS ANGELES, CA 90001

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APPROVALS:

KEY PLAN:

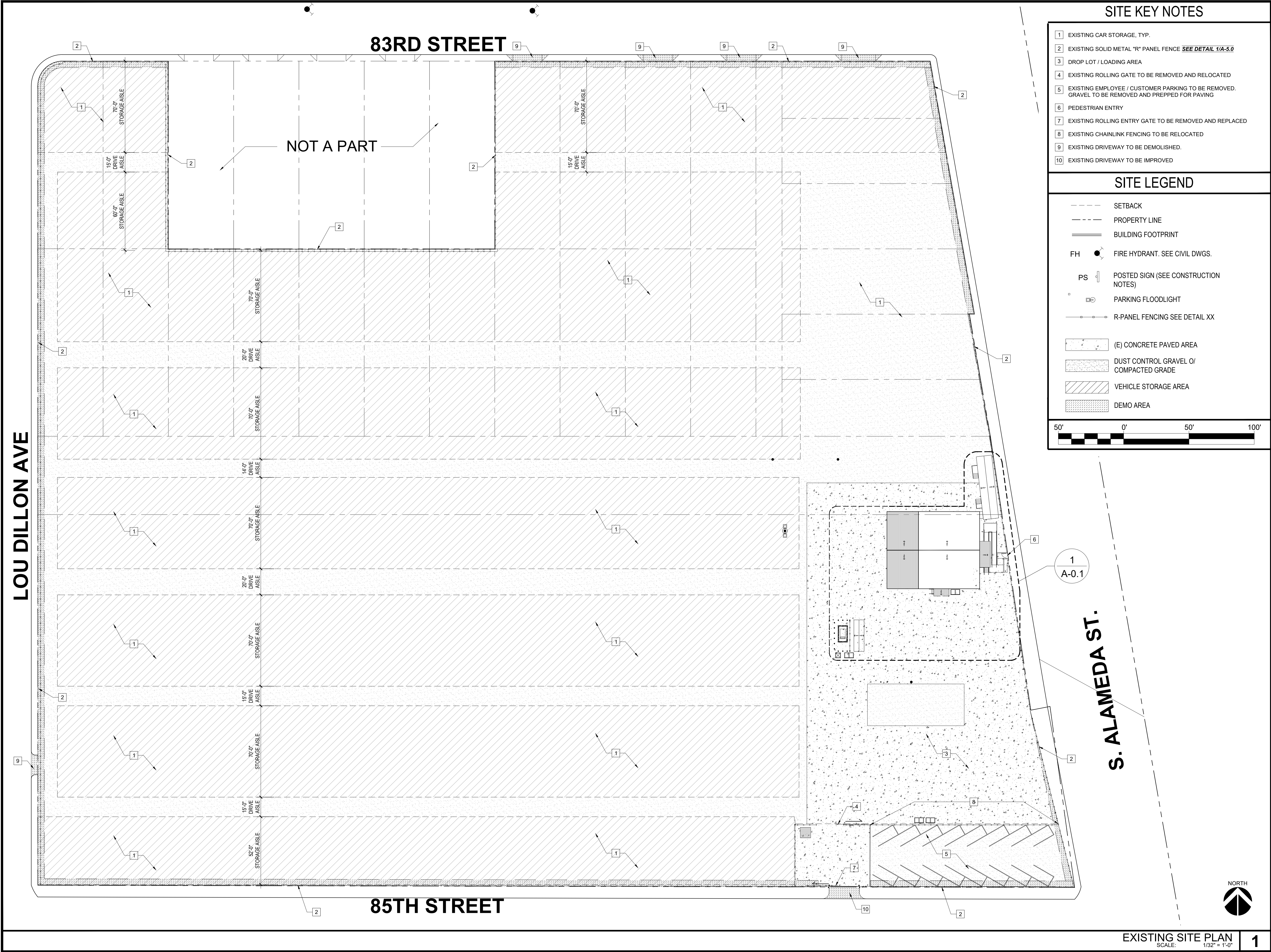
NO.	REVISION	DATE
1	AS BUILT DRAWINGS	10/18/21
2	ENTITLEMENT PROGRESS	06/01/23
3	ENTITLEMENT PROGRESS	07/27/23
4		
5		
6		

SHEET TITLE

COVER SHEET

JOB NO. SCALE
202005 AS NOTED

SHEET NO.
T-0.0



SITE KEY NOTES

- 1 EXISTING CAR STORAGE, TYP.
- 2 EXISTING SOLID METAL "R" PANEL FENCE *SEE DETAIL 1/A-5.0*
- 3 DROP LOT / LOADING AREA
- 4 EXISTING ROLLING GATE TO BE REMOVED AND RELOCATED
- 5 EXISTING EMPLOYEE / CUSTOMER PARKING TO BE REMOVED. GRAVEL TO BE REMOVED AND PREPPED FOR PAVING
- 6 PEDESTRIAN ENTRY
- 7 EXISTING ROLLING ENTRY GATE TO BE REMOVED AND REPLACED
- 8 EXISTING CHAINLINK FENCING TO BE RELOCATED
- 9 EXISTING DRIVEWAY TO BE DEMOLISHED.
- 10 EXISTING DRIVEWAY TO BE IMPROVED

SITE LEGEND

- SETBACK
- - - - - PROPERTY LINE
- ===== BUILDING FOOTPRINT
- FH ● FIRE HYDRANT. SEE CIVIL DWGS.
- PS [] POSTED SIGN (SEE CONSTRUCTION NOTES)
- [] PARKING FLOODLIGHT
- R-PANEL FENCING SEE DETAIL XX
- [] (E) CONCRETE PAVED AREA
- [] DUST CONTROL GRAVEL O/ COMPACTED GRADE
- [] VEHICLE STORAGE AREA
- [] DEMO AREA



D . L . A .
A R C H I T E C T S

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APPROVALS:

KEY PLAN:

NO.	REVISION	DATE
0	ASBUILT DRAWINGS	10/18/21
1	ENTITLEMENT PROGRESS	06/01/23
2	ENTITLEMENT PROGRESS	07/27/23
3		
4		
5		

SHEET TITLE

EXISTING
SITE PLAN

JOB NO. 202005
SHEET NO.

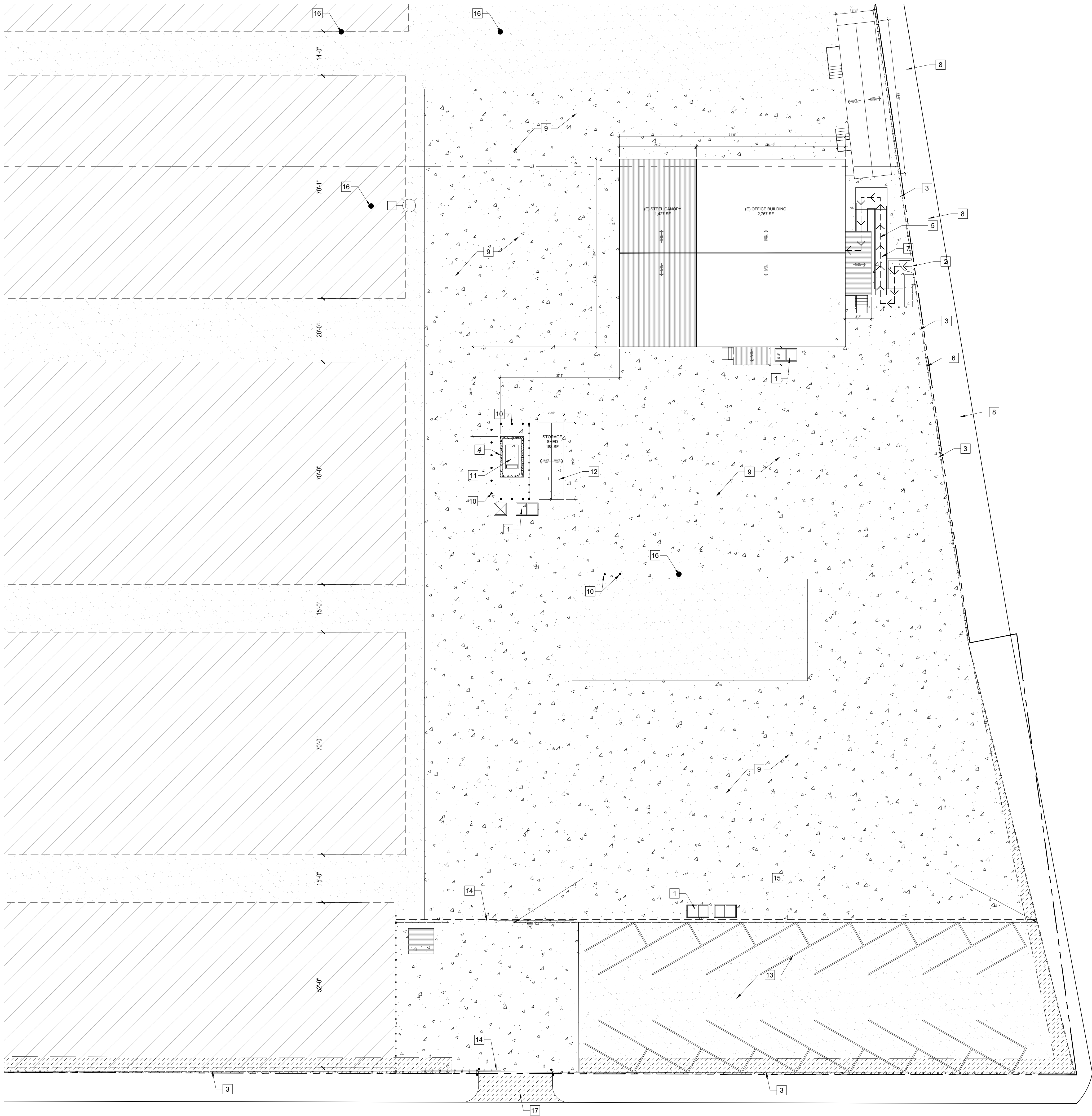
SCALE AS NOTED



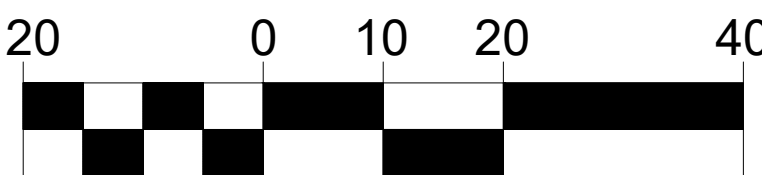
EXISTING SITE PLAN
SCALE: 1/32" = 1'-0"

1

A-0.0



ENLARGED EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"



KEY NOTES

- 1 TRASH BINS
- 2 PUBLIC ACCESSIBLE SITE ENTRY
- 3 (E) R-PANEL FENCING TO BE REMOVED AND REPLACED.
- 4 CONCRETE CURB
- 5 ADA PATH OF TRAVEL
- 6 PROPERTY LINE
- 7 ACCESSIBLE RAMP
- 8 CONCRETE SIDEWALK
- 9 EXISTING CONCRETE PAVING TO BE PREPPED AND CLEANED FOR NEW PARKING STRIPING
- 10 EXISTING 6" STEEL BOLLARDS
- 11 DIESEL FUEL TANK
- 12 STORAGE SHED
- 13 EXISTING PARKING TO BE REMOVED AND AREA TO BE RE-PAVED
- 14 EXISTING ROLLING GATE TO BE REMOVED AND REPLACED
- 15 EXISTING CHAIN-LINK FENCING TO BE REMOVED AND RELOCATED
- 16 EXISTING ELECTRICAL POST
- 17 EXISTING DRIVEWAY TO BE IMPROVED.

SITE LEGEND

- SETBACK
- - - PROPERTY LINE
=== BUILDING FOOTPRINT

FH ● FIRE HYDRANT. SEE CIVIL DWGS.

PS | POSTED SIGN (SEE CONSTRUCTION NOTES)



PARKING FLOODLIGHT

--- R-PANEL FENCING SEE DETAIL XXX



CONCRETE PAVED AREA



DUST CONTROL GRAVEL O/
COMPACTED GRADE



VEHICLE STORAGE AREA

--- ACCESSIBLE PATH OF TRAVEL (P.O.T.)

(PER SECTION 1121A) "PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (P.O.T.) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (1125A.3) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (11B-307.2). CONTRACTOR TO VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL, AND THE PATH OF TRAVEL COMPLIES WITH CBC 1133B.

D . L . A .
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8423 S. ALAMEDA ST
LOS ANGELES, CA 90001

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APPROVALS:

KEY PLAN:

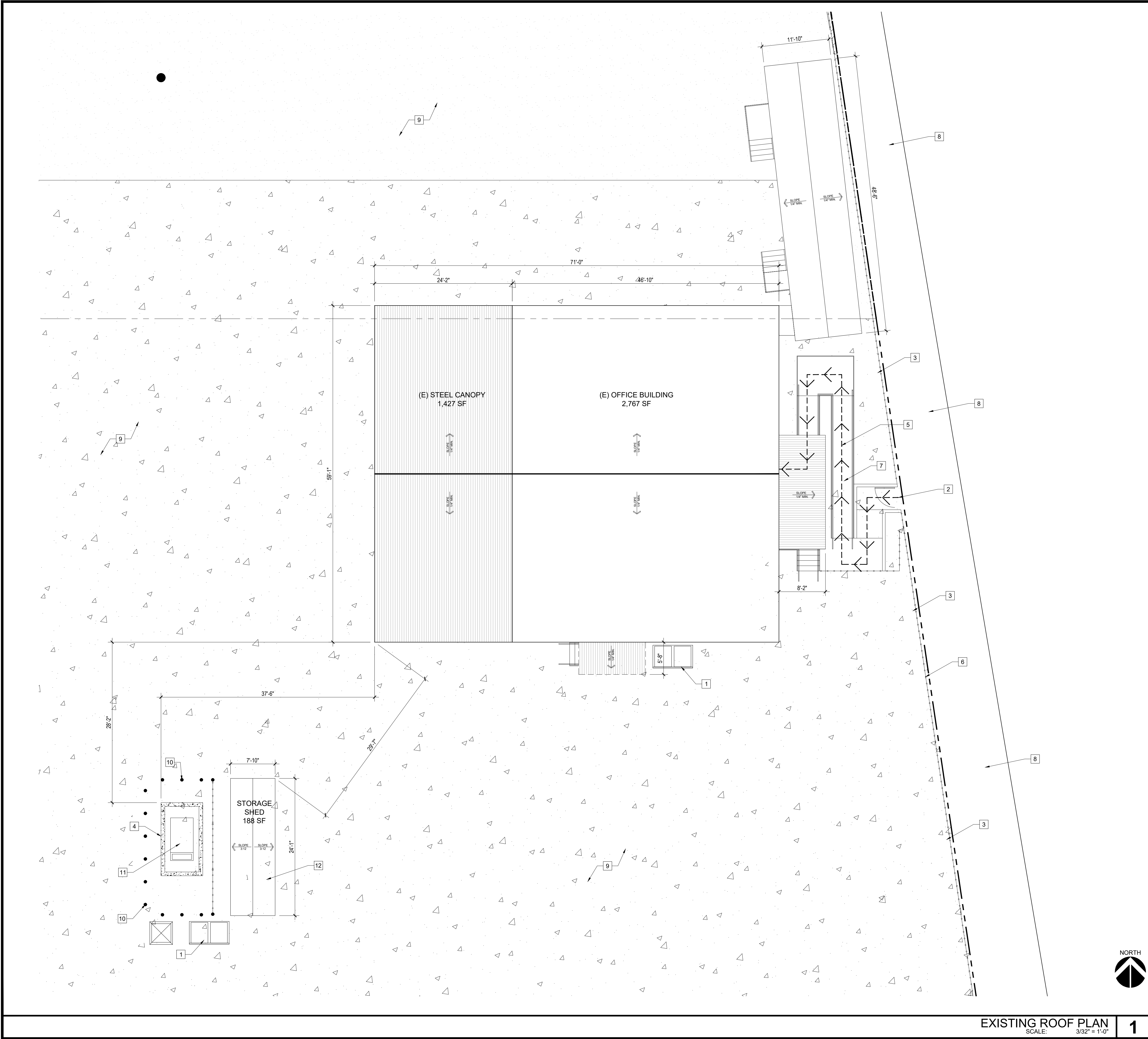
NO.	REVISION	DATE
1	ASBUILT DRAWINGS	10/18/21
2	ENTITLEMENT PROGRESS	06/01/23
3	ENTITLEMENT PROGRESS	07/27/23
4		
5		
6		

SHEET TITLE

ENLARGED
EXISTING SITE PLAN

JOB NO. 202005
SHEET NO. A-0.1

SCALE
AS NOTED



KEY NOTES

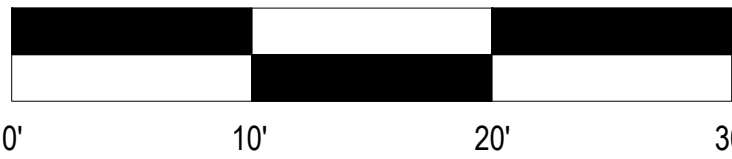
- 1 TRASH BINS
- 2 PUBLIC ACCESSIBLE SITE ENTRY - MAN GATE SEE DETAIL 2/A-5.0
- 3 R-PANEL FENCING. SEE DETAIL 1/A-5.0
- 4 CONCRETE CURB
- 5 ADA PATH OF TRAVEL
- 6 PROPERTY LINE
- 7 ACCESSIBLE RAMP
- 8 CONCRETE SIDEWALK
- 9 EXISTING CONCRETE PAVING TO BE PREPPED AND CLEANED FOR NEW PARKING STRIPING
- 10 EXISTING 6" STEEL BOLLARDS
- 11 DIESEL FUEL TANK
- 12 STORAGE SHED

SITE LEGEND

- SETBACK
- PROPERTY LINE
- === BUILDING FOOTPRINT
- FIRE HYDRANT
- PS POSTED SIGN (SEE CONSTRUCTION NOTES)
- R-PANEL FENCING
- CONCRETE PAVED AREA
- DUST CONTROL GRAVEL O/ COMPACTED GRADE
- VEHICLE STORAGE AREA
- ACCESSIBLE PATH OF TRAVEL (P.O.T.)

(PER SECTION 1121A) "PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (P.O.T.) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (1125A.3) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (11B-307.2). CONTRACTOR TO VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL, AND THE PATH OF TRAVEL COMPLIES WITH CBC 1133B.

GRAPHIC SCALE



EXISTING ROOF PLAN
SCALE: 3/32" = 1'-0"

1

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1215 N RED GUM ST. SUITE E
ANAHEIM, CA 92806

COPART - LOS ANGELES
YARD #10

8423 S. ALAMEDA ST
LOS ANGELES, CA 90001

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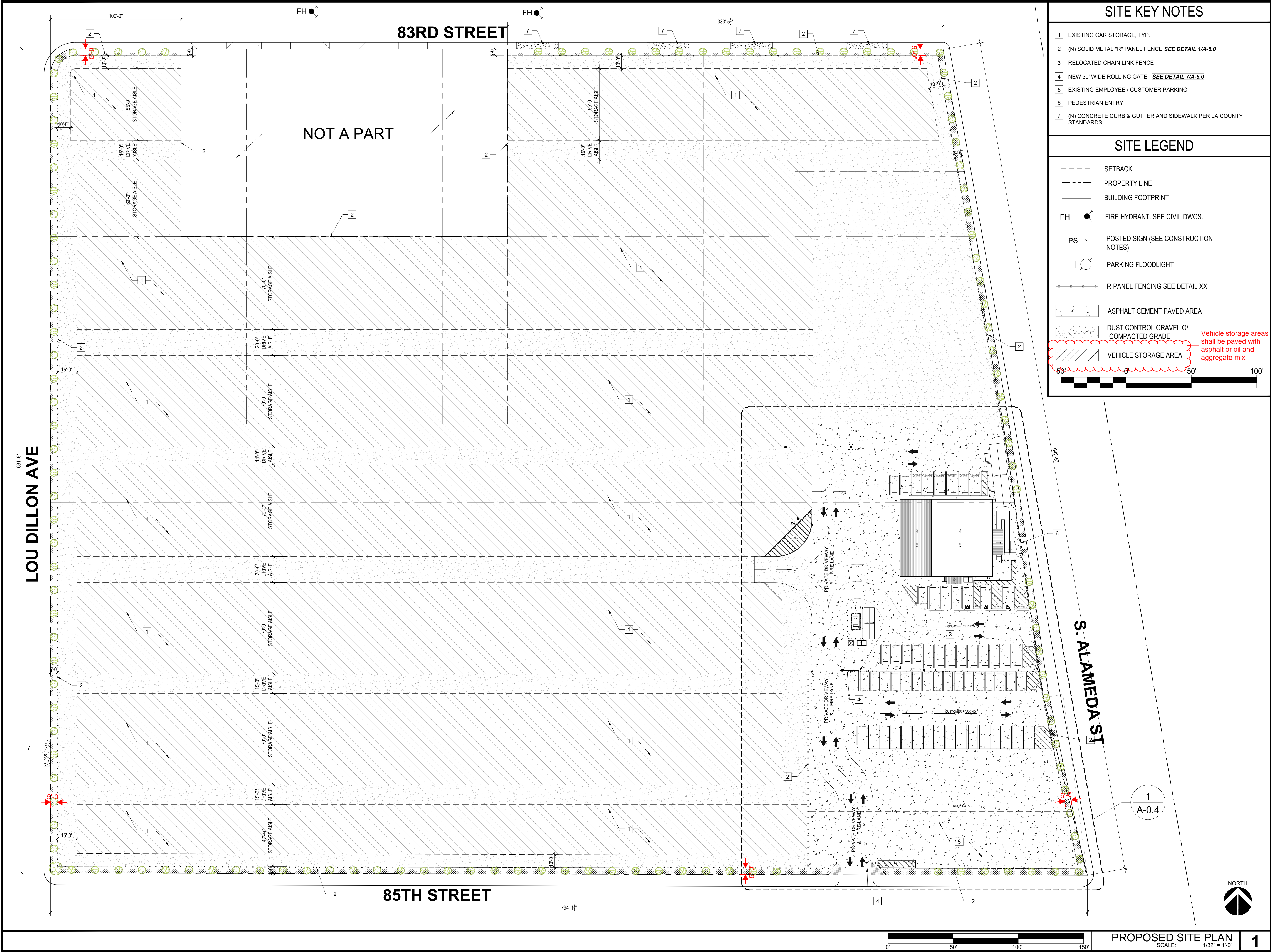
SHEET TITLE

EXISTING ROOF
PLAN

JOB NO. 202005
SCALE AS NOTED

SHEET NO.

A-0.2



SITE KEY NOTES

- 1 EXISTING CAR STORAGE, TYP.
- 2 (N) SOLID METAL "R" PANEL FENCE *SEE DETAIL 1/A-5.0*
- 3 RELOCATED CHAIN LINK FENCE
- 4 NEW 30' WIDE ROLLING GATE - *SEE DETAIL 7/A-5.0*
- 5 EXISTING EMPLOYEE / CUSTOMER PARKING
- 6 PEDESTRIAN ENTRY
- 7 (N) CONCRETE CURB & GUTTER AND SIDEWALK PER LA COUNTY STANDARDS.

SITE LEGEND

- SETBACK
- - - PROPERTY LINE
- ===== BUILDING FOOTPRINT
- FH FIRE HYDRANT. SEE CIVIL DWGS.
- PS POSTED SIGN (SEE CONSTRUCTION NOTES)
- PARKING FLOODLIGHT
- R-PANEL FENCING SEE DETAIL XX
- ASPHALT CEMENT PAVED AREA
- DUST CONTROL GRAVEL O/ COMPACTED GRADE
- VEHICLE STORAGE AREA

Vehicle storage areas shall be paved with asphalt or oil and aggregate mix

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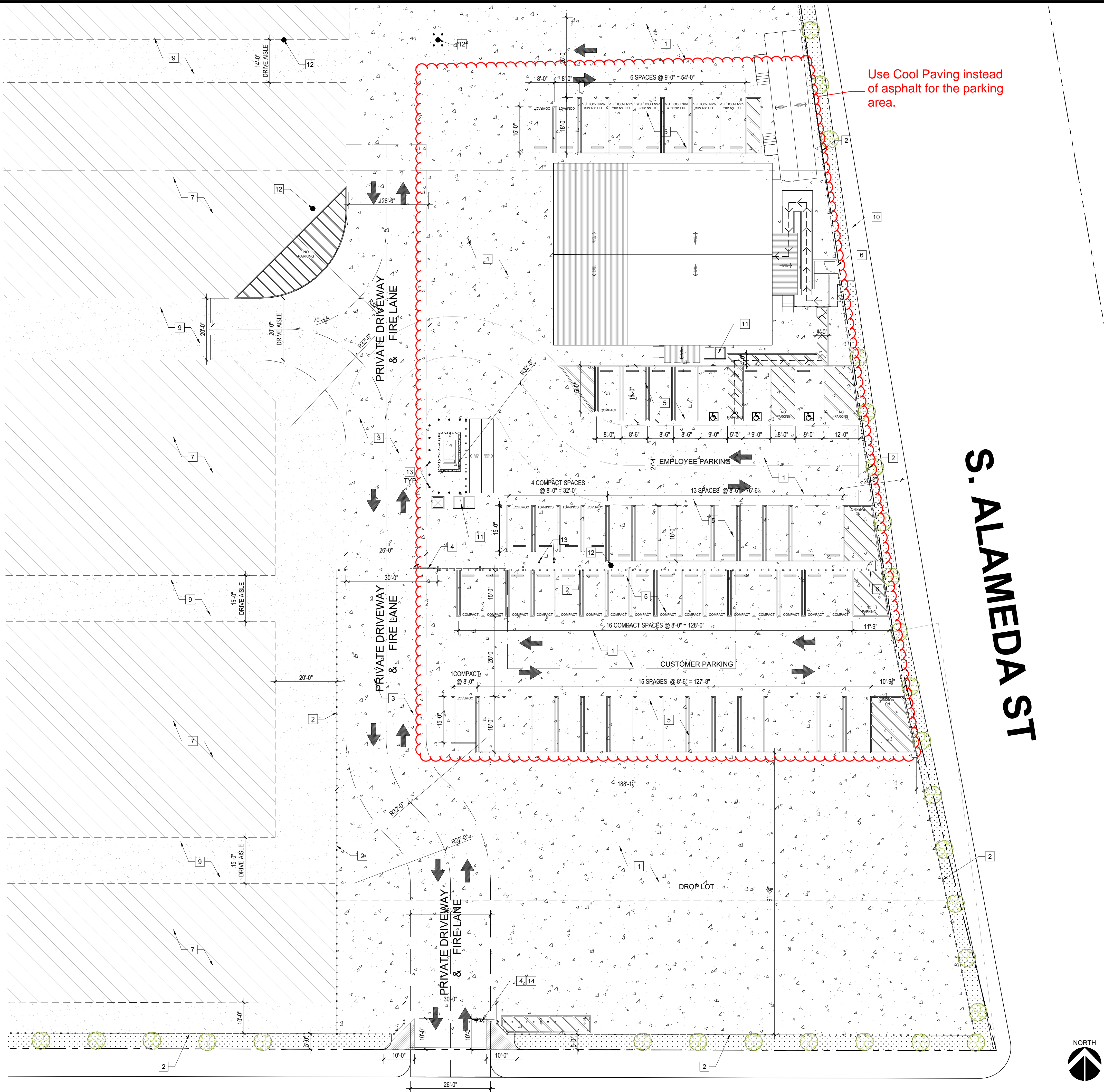
SHEET TITLE

PROPOSED SITE PLAN

JOB NO.	SCALE
202005	AS NOTED
SHEET NO.	

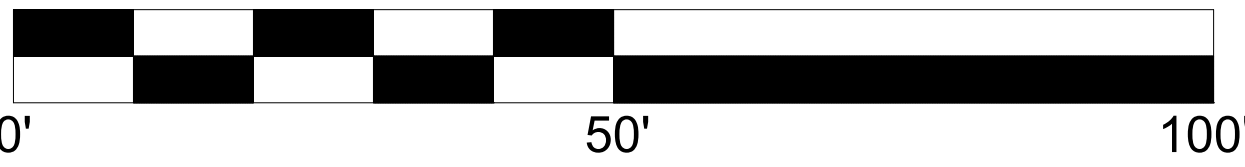
A-0.3

PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

1



SITE KEY NOTES

- 1 NEW ASPHALT PAVING AND PARKING STRIPING
- 2 SOLID METAL "R" PANEL FENCE SEE DETAIL 1/A-5.0
- 3 FIRE LANE/ FIRE APPARATUS TURNING RADIUS
- 4 (N) 30' WIDE ROLLING ENTRY GATE WITH APPROVED KNOX BOX PER FIRE DEPT. STDS. SEE DETAIL 7/A-5.0
- 5 NEW STRIPING FOR EMPLOYEE / CUSTOMER PARKING
- 6 PEDESTRIAN ENTRY GATE SEE DETAIL 2/A-5.0
- 7 EXISTING VEHICLE STORAGE AREA
- 8 EXISTING CONCRETE PAVING
- 9 DUST CONTROL GRAVEL OVER RE-COMPACTED GRADE
- 10 EXISTING SIDE WALK
- 11 TRASH BIN LOCATION
- 12 EXISTING ELECTRICAL POST
- 13 6" STEEL BOLLARD
- 14 PROVIDE SIGN ON GATE: GATE MUST REMAIN OPEN DURING BUSINESS HOURS

SITE LEGEND

- SETBACK
--- PROPERTY LINE
--- BUILDING FOOTPRINT

FH ● FIRE HYDRANT. SEE CIVIL DWGS.

PS □ POSTED SIGN (SEE CONSTRUCTION NOTES)

□ PARKING FLOODLIGHT

--- R-PANEL FENCING

PAVED AREA

DUST CONTROL GRAVEL O/
COMPACTED GRADE

VEHICLE STORAGE AREA

--- ACCESSIBLE PATH OF TRAVEL (P.O.T.)

(PER SECTION 1121A) "PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (P.O.T.) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (1125A.3) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (11B-307.2). CONTRACTOR TO VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL, AND THE PATH OF TRAVEL COMPLIES WITH CBC 1133B.

PARKING ANALYSIS

PARKING CALCULATION:
OFFICE BUILDING AREA : 2,733 SF
LOT STORAGE AREA: 368,429 SF

OFFICE PARKING RATIO: 1/400 SF
STORAGE LOT RATIO: 1/7,000 SF

PARKING REQUIRED:
OFFICE: 2,733 / 400 = 6.8 = 7
STORAGE LOT: 368,429 / 7,000 = 52.6 = 53
TOTAL REQ'D PARKING = 60

ACCESSIBLE STALLS REQUIRED: 3 WITH AT LEAST 1 VAN ACCESSIBLE.
CLEAN AIR/ VANPOOL/ EVE SPACES: 6 PER TABLE 5.106.5.2

PARKING PROVIDED:
CLEAN AIR/ VANPOOL/ EV SPACES: 6
ACCESSIBLE PARKING SPACES: 2
VAN ACCESSIBLE PARKING SPACE: 1
COMPACT PARKING: 24 (40% OF REQUIRED)
STANDARD PARKING SPACES: 27
TOTAL PARKING PROVIDED: 60

NOTES

THE PROJECT WILL ABIDE BY THE REQUIREMENTS CONTAINED IN TITLE 12, SECTION 12.08 NOISE CONTROL ORDINANCE FOR THE COUNTY OF LOS ANGELES (REFERENCE AVAILABLE AT MUNICODEN.COM). THE SECTIONS IN THE TITLE 12 THAT APPLY TO THIS PROJECT INCLUDE BUT ARE NOT LIMITED TO: 12.08.390 EXTERIOR NOISE STANDARDS, 12.08.440 CONSTRUCTION NOISE, AND 12.08.530 RESIDENTIAL AIR- CONDITIONING.

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YARD #10

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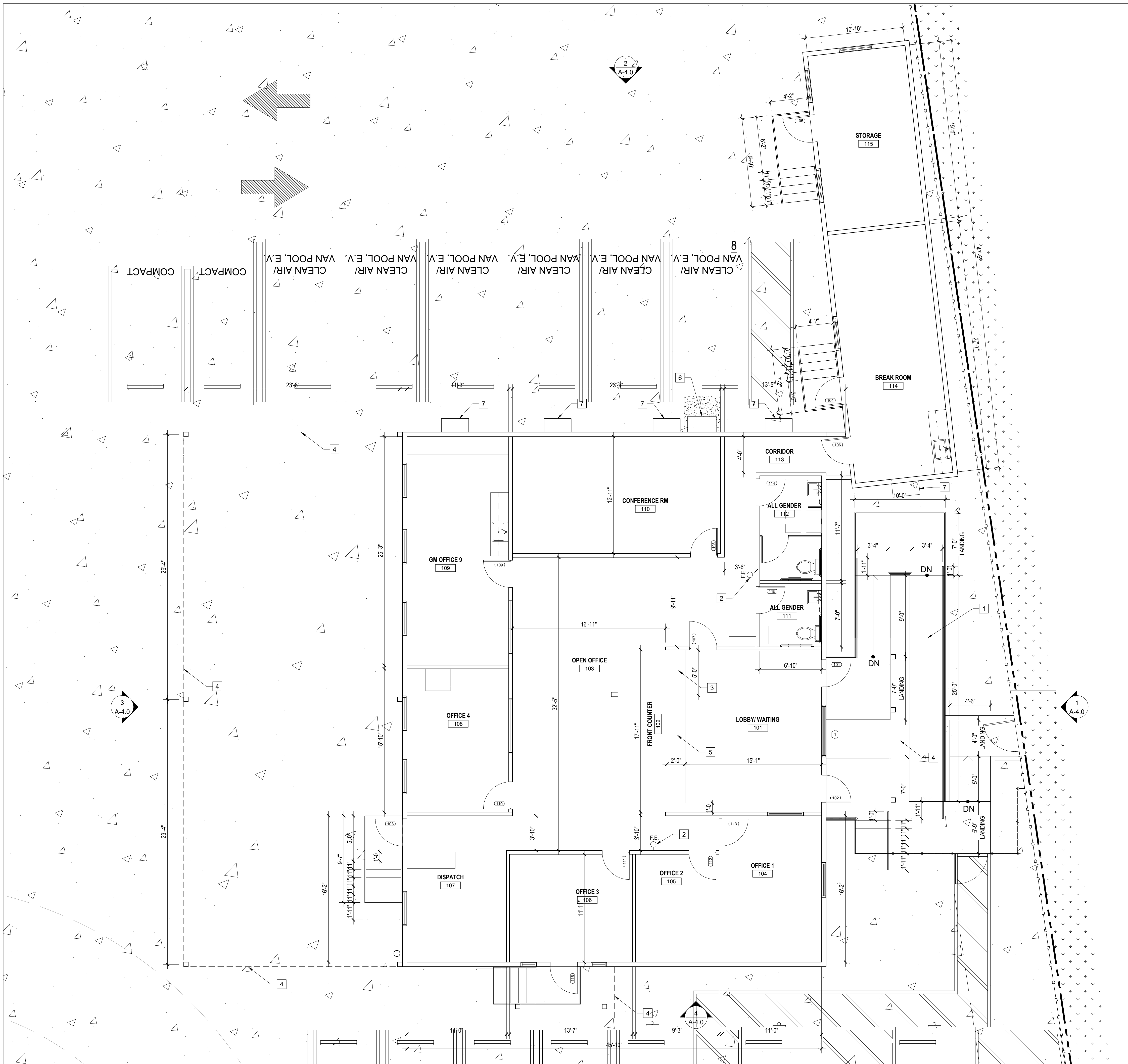
SHEET TITLE

PROPOSED SITE
PLAN

JOB NO. SCALE
202005 AS NOTED

SHEET NO.

A-0.4



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

1

GENERAL NOTES

- ALL DIMENSIONS SHOWN ARE FROM FINISH FACE TO FINISH FACE, FINISH FACE TO COLUMN CENTERLINE, AND COLUMN CENTERLINE TO COLUMN CENTERLINE. UNLESS NOTED OTHERWISE.
- INSTALL METAL CORNER BEADS AT ALL EXPOSED WALLBOARD EDGES, INSTALL CASING BEADS WHEREVER WALLBOARD, PLASTER, ETC. ABUTS A DISSIMILAR FINISH MATERIAL AND PROVIDE SEALANT AS REQUIRED.
- PROVIDE A MINIMUM OF 20 GA. BACKING STUDS AND/OR 18 GA. BY 6" WIDE BACKG PLATES IN WALLS & CEILINGS WHEN REQUIRED FOR SUPPORT U.O.N.
- PROVIDE EXTRA STUDS AS REQUIRED TO MOUNT ELECTRICAL OR MECHANICAL CONTROLS. INSURE STUDS REMAIN PLUMB. CRIMP OR SCREW ATTACH TO RUNNERS AS REQUIRED.
- ALL GLASS SHALL BE TEMPERED. ALL EXPOSED EDGES SHALL BE POLISHED.
- DOOR JAMB LOCATIONS SHALL BE TYPICAL 4" FROM ADJACENT WALL U.O.N.
- NEW DOOR AND FRAMES SHALL BE FACTORY FINISHED. EXISTING AND REUSED DOORS / FRAMES SHALL BE REFINISHED TO LIKE NEW.
- 4-PLY BUILT-UP ROOF ON WOOD SHEATHING DECK ON OPEN WEB STEEL JOIST (SEE STRUCTURAL) WITH R-19 VAPOR BARRIER FACED BATT INSULATION ATTACHED TO UNDERSIDE OF DECK.
- ALL WINDOW OPENINGS ARE SHOWN FROM FACE OF FINISH TO FINISH. SEE WINDOW DETAILS TO LOCATE EDGE OF STUD.

PLAN KEY NOTES

NOTE: NOT ALL NOTES APPLY TO THIS SHEET

- ACCESSIBLE RAMP
- FIRE EXTINGUISHER CABINET.
- ADA COMPLIANT COUNTER. SPACE TO BE 5'-0"W X 34"H. A.F.F.
- OUTLINE OF CANOPY ABOVE
- COUNTERTOP 42" HIGH
- ELECTRICAL PANEL
- WALL MOUNTED MECHANICAL UNIT
-
-
-
-
-

PLAN LEGEND

- [B103] ROOM TAG
- [101] DOOR TAG NUMBER, SEE SHEET XXXX
- # WINDOW TAG NUMBER, SEE SHEET XXXX
- F.E. FIRE EXTINGUISHER, WALL MOUNTED

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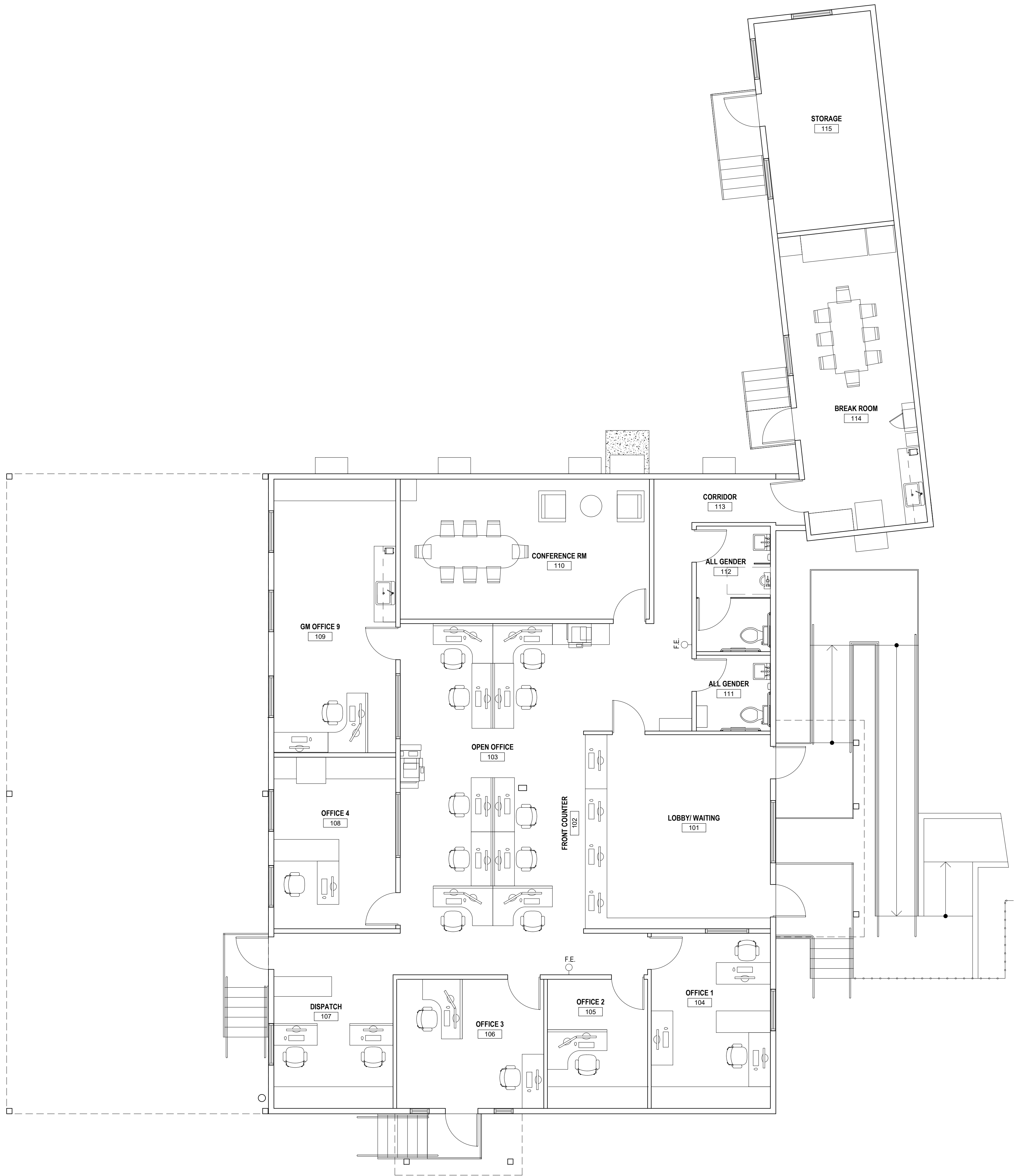
SHEET TITLE

EXISTING FLOOR
PLAN

JOB NO. SCALE
202005 AS NOTED

SHEET NO.

A-1.0



FURNITURE PLAN
SCALE: 1/4" = 1'-0"

1

FURNITURE PLAN NOTES

- A. FURNITURE IS SHOWN FOR ILLUSTRATION PURPOSES AND NOT INCLUDED AS PART OF THIS PROJECT.
- B. CONTRACTOR MUST COORDINATE ALL ELECTRICAL OUTLETS FOR FURNITURE W/ FURNITURE CONTRACTOR BEFORE PLACEMENT IN FIELD.

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A R C H I T E C T S

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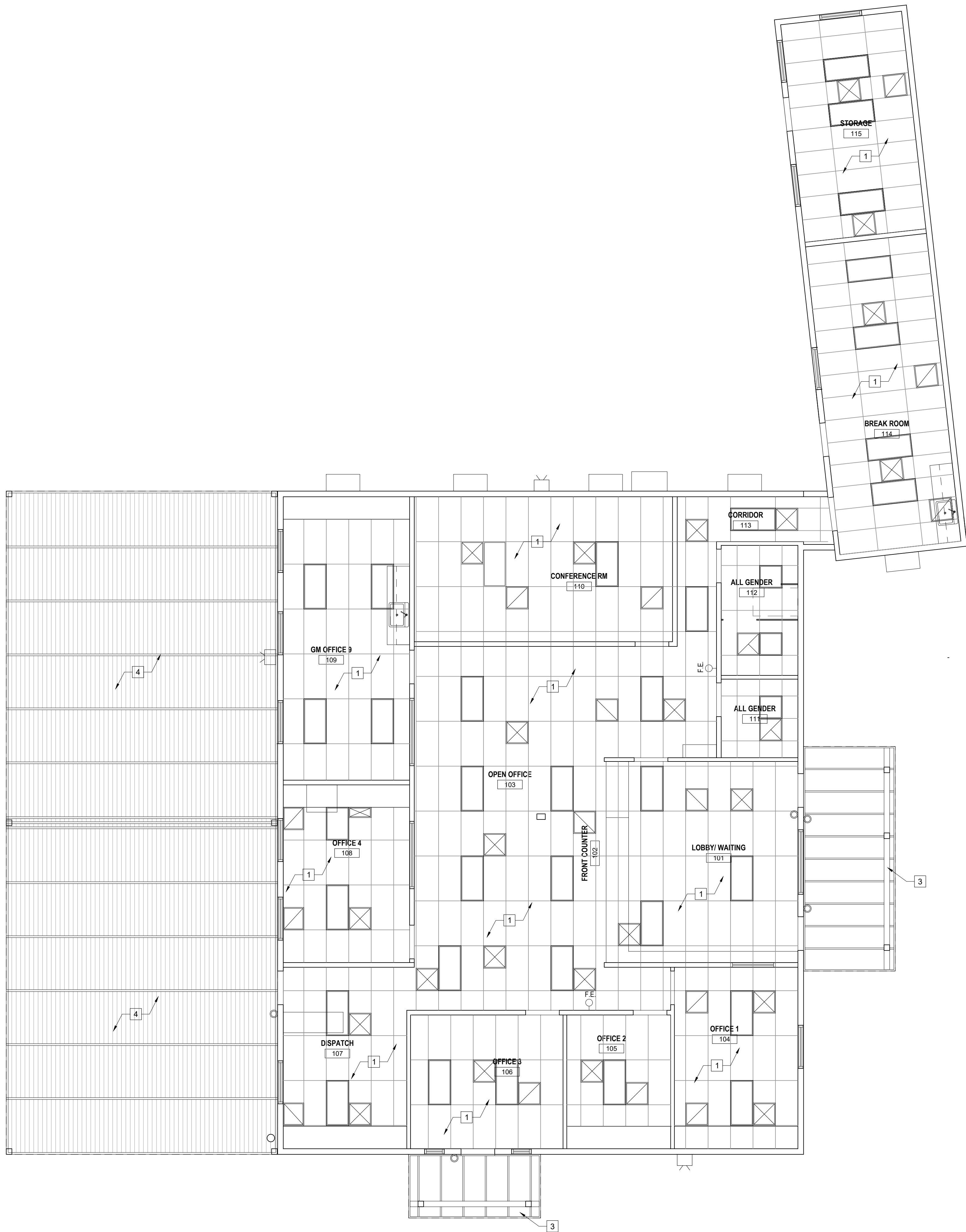
SHEET TITLE

FURNITURE PLAN

JOB NO. 202005 SCALE AS NOTED

SHEET NO.

A-1.1



RCP LEGEND

- LIGHT FIXTURES**
- 2x4' RECESSED FLUORESCENT LIGHT,
 - 2x2' RECESSED FLUORESCENT LIGHT,
 - WALL SCONCE
- FINISH CEILINGS**
- 2x2' ACOUSTICAL CEILING PANEL & GRID SYSTEM. REF: 13 / A-8.1
- HVAC REGISTERS**
- SUPPLY REGISTER
 - RETURN REGISTER
 - EXHAUST REGISTER
 - WALL PACK

RCP KEY NOTES

- 1 ACOUSTICAL T-BAR CEILING. TYP.
- 2 -
- 3 WOOD FRAME PORCH CANOPY
- 4 STEEL CANOPY WITH CORRUGATED METAL PANEL ROOFING
- 5
- 6
- 7

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1		
2		
3		

SHEET TITLE

EXISTING
REFLECTED CEILING
PLAN

JOB NO. 202005
SCALE AS NOTED
SHEET NO.

A-2.0

EXISTING REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"





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SHEET TITLE

EXISTING BUILDING
ELEVATIONS

JOB NO. 202005 SCALE AS NOTED

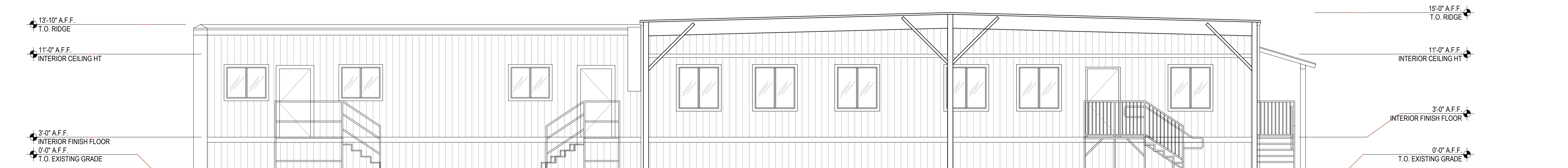
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A-4.0



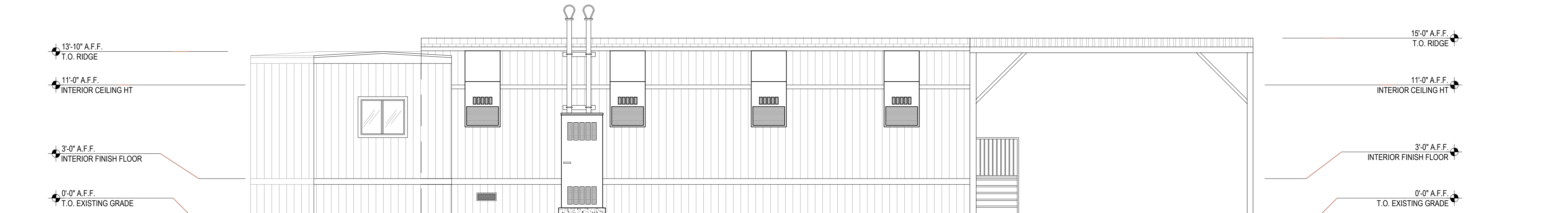
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

4



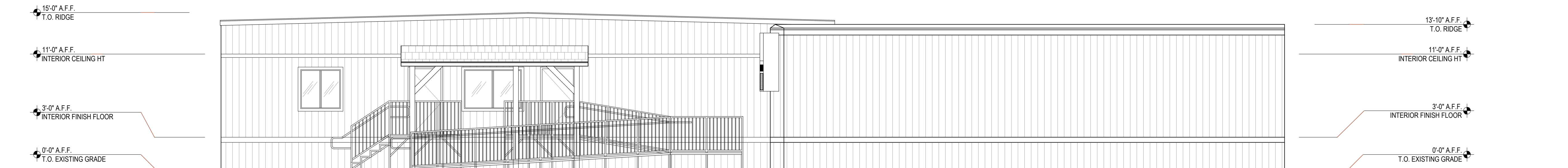
WEST ELEVATION
SCALE: 3/16" = 1'-0"

3



NORTH ELEVATION
SCALE: 3/16" = 1'-0"

2



EAST ELEVATION
SCALE: 3/16" = 1'-0"

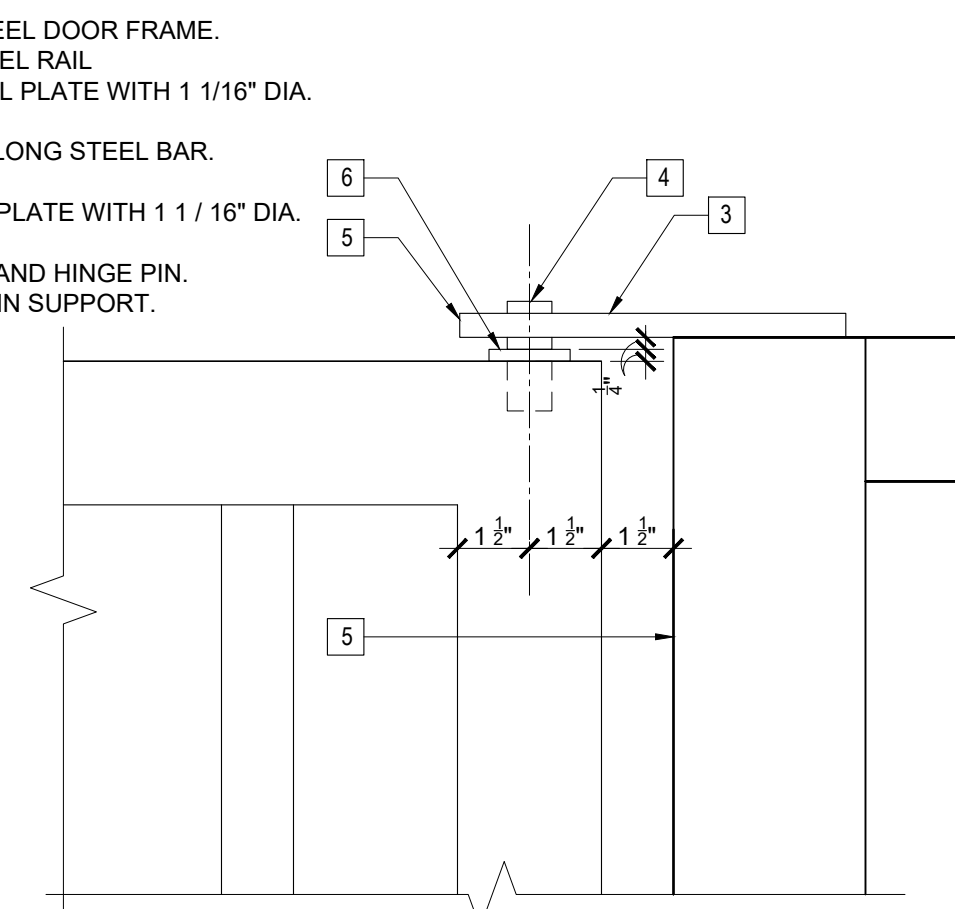
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KEY PLAN:

SHEET TITLE

SHEET NO.

10' HT. SECURITY PERIMETER FENCE



TS 2 x 2 x 3/16 TO BE GATE
STOP WITH 1/4" GUSSET
WELD TO GATE TO GATE TOP
TRACK METAL BRACKET

TS 4 x 4 x 3/16 GATE FRAME

1 1/2" x 1 1/2" TUBE STEEL
SPACED PER ELEVATION

TS 4"x4" TRACK SUPPORT
POSTS BY GATE
CONTRACTOR

WHEEL STOP AT END OF
GATE TRACK.

T.O. GATE
(LEVEL)

EXTERIOR

10'-0"

6'-0"

1'-6"

1/2" x 1 1/2" RAIL

1/4" X 4" CONT. PLATE
W/ 1" x 1" x 1/4" STL.
ANGLE CONT.

1/2"Ø x 8" L. STL.
STUDS @ 24"
ALTERNATING O.C.

1" WIDE CONCRETE BASE

12" N.T.S.

1/2"Ø x 8" L. STL.
STUDS @ 24"
ALTERNATING O.C.

1" WIDE CONCRETE BASE

1/2" x 1 1/2" RAIL

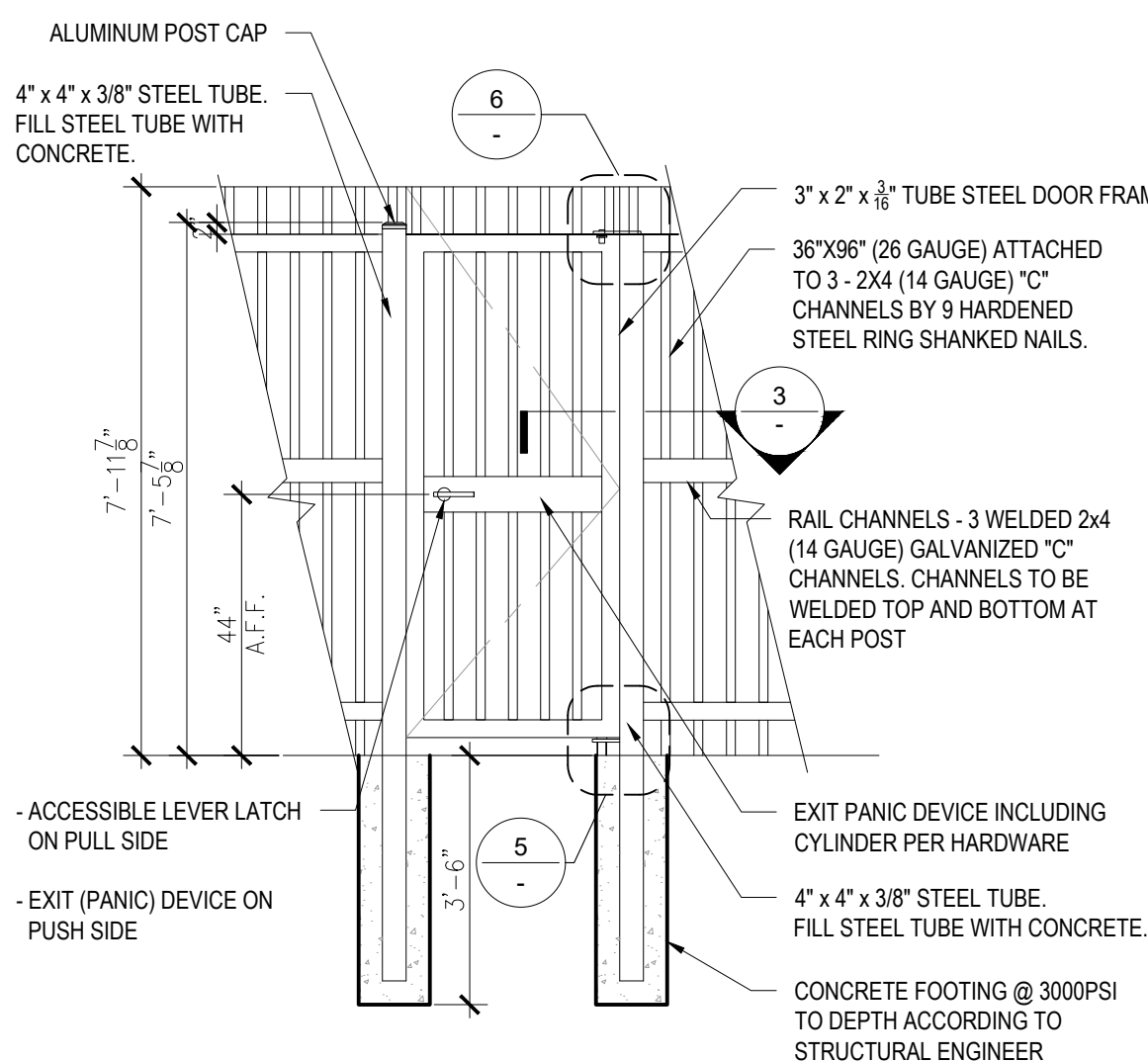
1/4" x 4" CONT. PLATE
W/ 1" x 1" x 1/4" STL.
ANGLE CONT.

1/2"Ø x 8" L. STL.
STUDS @ 24"
ALTERNATING O.C.

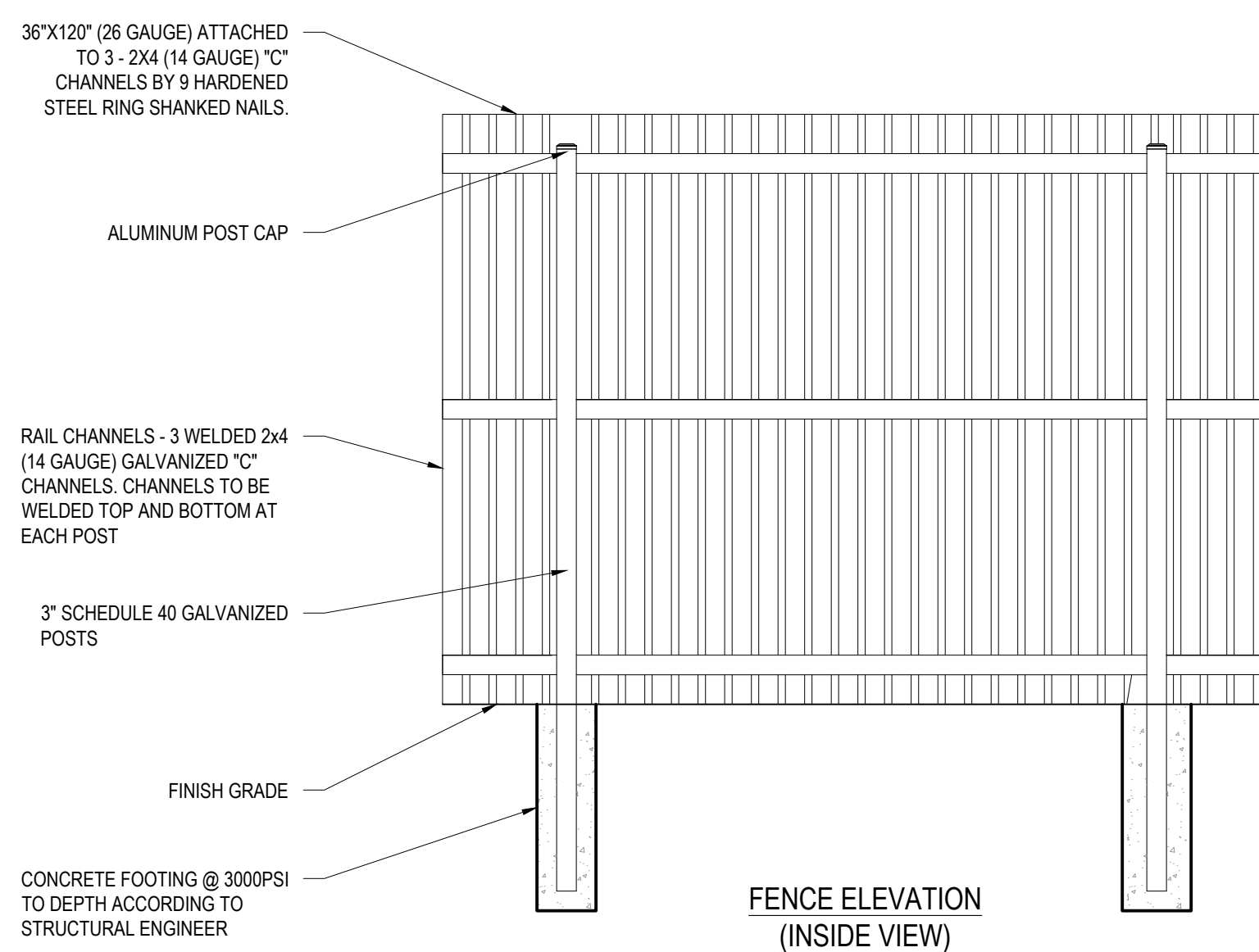
1" WIDE CONCRETE BASE

12" N.T.S.

ROLLING GATE - V-TRACK



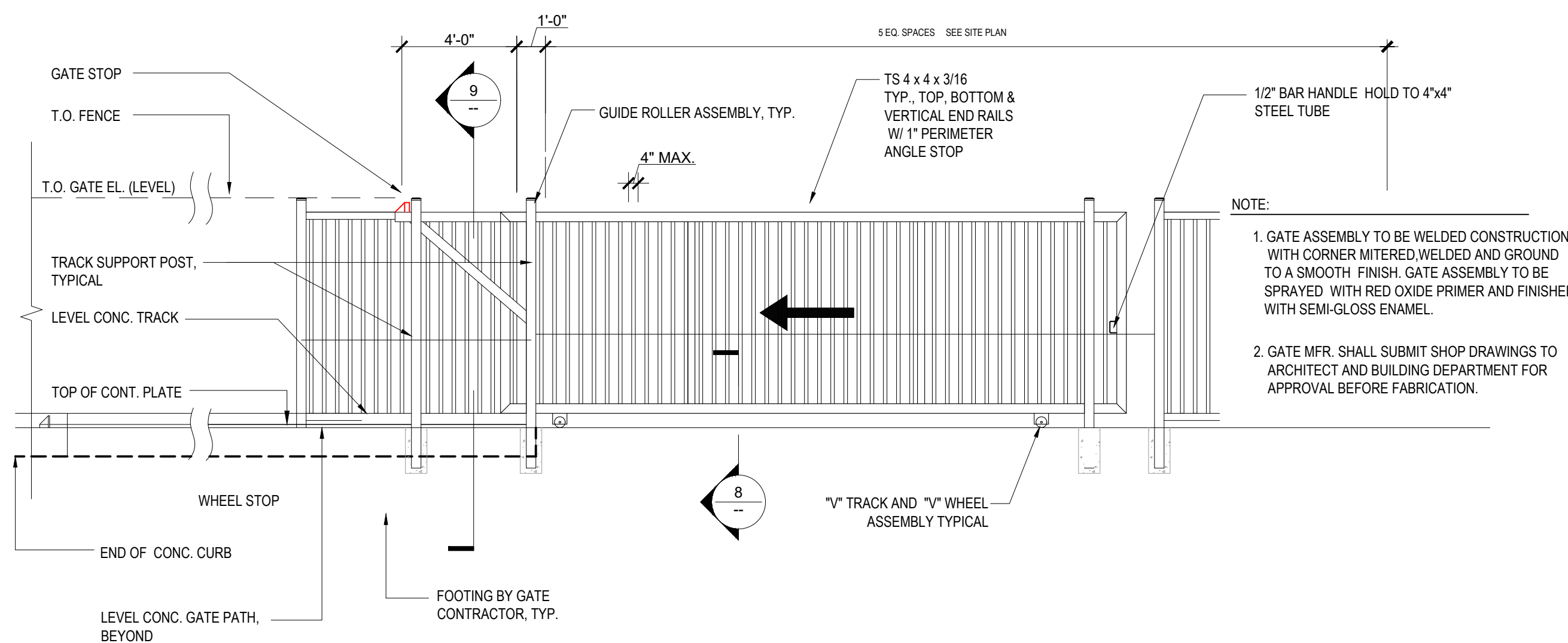
ROLLING GATE - V-TRACK



FENCE ELEVATION
(INSIDE VIEW)

FENCE SECTION

8' HT. ROLLING GATE



8' HT. ROLLING GATE

NOTE:

1. GATE ASSEMBLY TO BE WELDED CONSTRUCTION WITH CORNER MITERED, WELDED AND GROUND TO A SMOOTH FINISH. GATE ASSEMBLY TO BE SPRAYED WITH RED OXIDE PRIMER AND FINISHED WITH SEMI-GLOSS ENAMEL.
2. GATE MFR. SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT AND BUILDING DEPARTMENT FOR APPROVAL BEFORE FABRICATION.

"A certificate of completion shall be signed by the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project."

"For soils less than 6% organic matter in the top 6in of soil, compost at a rate of 4 cubic yards per 1,000 square feet."

COMPOST SHALL BE PRODUCED BY A COMPOST FACILITY FULLY LICENSED BY THE STATE OF CALIFORNIA WHICH DOCUMENTS THE PATHOGEN REDUCTION PROCESS. COMPOST IS TO BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/8" SLEEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMIS/CM; AND NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCE TOXIC TO PLANTINGS.

A) ORGANIC MATTER CONTENT: 50 TO 60 PERCENT OF DRY WEIGHT

B) FEEDSTOCK: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS; YARD TRIMMINGS; OR SOURCE-SEPARATED OR COMPOSTABLE MIXED SOLID WASTE. SLUDGE OR SEWAGE WASTE COMPOSTS ARE NOT ACCEPTABLE.

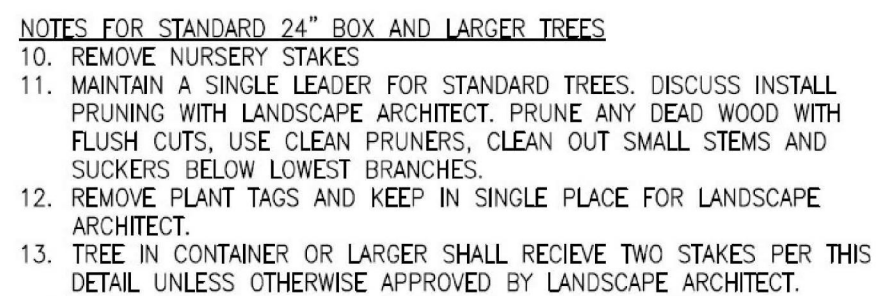
C) AMEND SOIL WITH AGRI SERVICE OR COMPARABLE HUMIC COMPOST SOIL AMENDMENT, SIX CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF 5" TO 8" OF SOIL.

PLANTING NOTES:

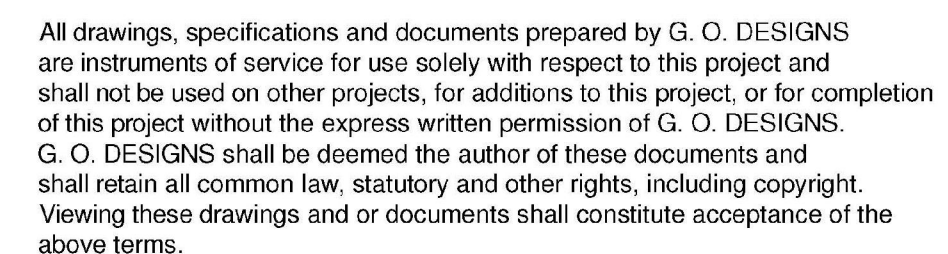
- EXCAVATE PLANTING PIT MIN. TWICE AS WIDE AS ROOT BALL AND 1/2" LESS IN DEPTH THAN THE SOIL CONTAINER. SOIL AT BOTTOM OF PIT SHOULD BE FIRM AND SLIGHTLY COMPACTED. SCARIFY SOIL.
- 1.1. AFTER EXCAVATION OF PIT, FILL HOLE WITH WATER AND ENSURE THAT IT DRAINS WITHIN ONE HOUR. IF WATER DOES NOT DRAIN, USE AUGER TO BREAK THROUGH HARDPAN. FILL HOLE 1-2 MORE TIMES IF SOIL IS DRY. IF HOLE DOES NOT DRAIN NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY.
- 1.2. DRENCH PLANT BEFORE DUNKING INTO WATER (OR MORPHOLOGICAL DRENCH IF LIQUID PRODUCT IS USED) PRIOR TO PLACING IN HOLE, FOR CONTAINER SIZES LESS THAN 15 GAL. FOR 15 GAL, DRENCH IN CONTAINER.
2. ADD MYCORRHIZAL FUNGUS DIRECTLY TO PLANT ROOTS PER PRODUCT LABEL. (TRIO MYCO REVIVAL PLUS) SET PLANT ROOT BALL IN HOLE PLUMB AND CENTERED WITH COLLAR 1" HIGHER THAN FINISHED GRADE.
3. USE LOOSE COMPOST AND SOME NATIVE SOIL TO BACKFILL HOLE TO 2/3 OF ROOT BALL. MOISTENING AND TAMPING ALL AROUND.
4. FILL REMAINING PORTION OF PIT TO THE TOP OF ROOTBALL WITH MORE BACKFILL MIX. ENSURE PLANT COLLAR IS STILL 1" HIGHER THAN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOTBALL.
5. APPLY 3-4" SHREDED BARK MULCH (ORGANIC, WEED AND DISEASE FREE) TOP DRESSING AROUND ENTIRE ROOTBALL AREA, STAYING 3" AWAY FROM COLLAR OF PLANT. AFTER PLANTING, DO NOT WATER.
6. ALLOWING MULCH TO SETTLE AND WATER TO SOAK IN. REPEAT THOROUGH WATERING.



1. EXCAVATE PLANTING PIT MIN. TWICE AS WIDE AS ROOT BALL AND 1/2" LESS IN DEPTH THAN THE SOIL CONTAINER. SOIL AT BOTTOM OF PIT SHOULD BE FIRM AND SLIGHTLY MOISTURE. SCARIFY EDGES OF PIT.
- 1.1. AFTER EXCAVATION OF PIT, FILL HOLE WITH WATER AND ENSURE THAT ANY DRAINAGE HOLES IN BOTTOM OF WATER DOES NOT DRAIN. USE AUGER TO BREAK THROUGH HARDPAN. FILL HOLE 1-2 MORE TIMES IF SOIL IS DRY. IF HOLE DOES NOT DRAIN NOTIFY G3JA/WB/MNO IMMEDIATELY.
- 1.2. ADD MYCORRHIZAL FUNGI DIRECTLY TO PLANT ROOTS PER PRODUCT LABEL.
2. SET PLANT ROOT BALL IN HOLE PLUMB AND CENTERED WITH COLLAR 1" HIGHER THAN FINISHED GRADE.
3. USE 10% COMPOST AND 90% NATIVE SOIL TO BACKFILL HOLE TO 2/3 OF ROOTBALL. MOISTENING AND TAMPING ALL AROUND.
4. FILL REMAINING PORTION OF PIT TO THE TOP OF ROOTBALL WITH MORE BACKFILL. ENSURE PLANT COLLAR IS STILL 1" HIGHER THAN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOTBALL.
5. APPLY 3-4" SHREDDED BARK MULCH (ORGANIC, WEED AND DISEASE FREE) TOP DRESSING AROUND ENTIRE ROOTBALL AREA, STAYING 6" AWAY FROM TREE COLLAR.
6. AFTER PLANTING, WATER THOROUGHLY ALLOWING MULCH TO SETTLE AND WATER TO PERK IN. REPEAT THOROUGH WATERING.
7. 2" DIAMETER UNTREATED LODGE POLE PINE TREE STAKE 2 PER TREE. STAKES SHALL EXTEND A MIN. OF 10" INTO UNDISTURBED SOIL, NEXT TO ROOTBALL.
8. TREE STRAP - USE VIT CLINCH TREE TIES, OR APPROVED EQUIVALENT, LENGTH AS REQUIRED, 2 PER TREE, NAILED OR SCREWED TO STAKE. ALLOW TO FLOW FOR 3" TREE MOVEMENT IN WIND.
9. TREE TIES SHALL BE PLACED 2'-3' ABOVE THE WIND LOAD POINT AND A SECOND SET PLACED AT KNEE HEIGHT AND SHALL BE REMOVED AFTER THE FIRST YEAR.



GRADE AT EDGE OF PAVING



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PLANTING DETAILS



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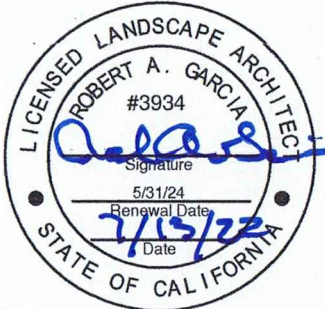
GENERAL IRRIGATION NOTES

"CONTRACTOR SHALL BE LICENSED; IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO READ, UNDERSTAND, AND ADHERE S RESPONSIBILITY TO READ, UNDERSTAND, AND ADHERE TO PROJECT NOTES AND SPECIFICATION, PERTAINING TO ALL PLANS, INCLUDING THE FOLLOWING GENERAL AND SITE SPECIFIC NOTES."

1. "THIS DESIGN IS DIAGRAMMATIC. ALL VALVES, ETC., SHOW WITHIN PAVED AREAS FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN THE PLANTING AREAS WHERE POSSIBLE, AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM AND EXISTING STRUCTURES, UTILITIES AND PLANTING."
2. "ALL MAINLINE PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES, MAIN LINE SLEEVE, CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING, OR SIZE AS INDICATED ON PLANS."
3. "ALL EXTERIOR LOW VOLTAGE WIRE CONNECTIONS SHALL BE FULLY ENCLOSED USING WATERPROOF CONNECTORS."
4. "EXTEND ALL SLEEVES A MINIMUM OF SIX (6) INCHES BEYOND PAVING EDGES."
5. "PROVIDE A MINIMUM OF 18" COVER OVER ALL PRESSURE MAINLINE PIPE AND 12" MINIMUM COVER OVER ALL COVER OVER ALL PRESSURE MAINLINE PIPE AND 12" MINIMUM COVER OVER ALL MINIMUM COVER OVER ALL NON-PRESSURE LATERAL LINES."
6. "CONTRACTOR SHALL BE RESPONSIBLE FOR PULLING VALVE WIRING THROUGH SLEEVING WHEN NECESSARY."
7. "ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING."
8. "EXERCISE EXTREME CARE WHEN EXCAVATING FOR IRRIGATION SYSTEM DUE TO EXISTING UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH AND ALL OTHER TRADES ON SITE."
9. "DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF BEAUTIFUL GARDENS LA. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY REVISIONS NECESSARY."
10. "ALL THREADED PIPE CONNECTIONS MADE TO SLIP-JOINT PVC PIPE SHALL BE MADE WITH A PVC THREADED COUPLING. ALL THREADED ADAPTERS AND COUPLINGS ARE TO BE 'DURA' DEEP SOCKET TYPE. DURA' DEEP SOCKET TYPE. DEEP SOCKET TYPE."
11. "ALL VALVES SHALL BE LOCATED IN GROUND COVER AREAS WHENEVER POSSIBLE. REMOTE CONTROL VALVES SHALL BE INSTALLED IN BELOW GRADE BOXES. USE BROWN COLORED BOXES UNLESS OTHERWISE SPECIFIED."
12. "THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE FINAL CONNECTION OF CONTROL WIRES BETWEEN EXISTING WIRES AND NEW CONTROL VALVES."
13. "CONTRACTOR SHALL PROVIDE SEPARATE SLEEVE FOR PRESSURIZED MAINLINE AND LATERALS ROUTED UNDER EXISTING WALKWAYS AS NEEDED."
14. "CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION AND S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION AND COORDINATION OF THE IRRIGATION SYSTEM TO INSURE A COMPLETE SYSTEM."
15. "COVER ALL DRIP LINES WITH MINIMUM 3" THICK LAYER OF APPROVED BARK MULCH."
16. "PRESSURE REGULATION DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE REGULATION DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES."
17. "MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR."
18. "CHECK VALVES OR ANTI-DRAIN VALVES AREA REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE CHECK VALVES OR ANTI-DRAIN VALVES AREA REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR."
19. "A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES."
20. "AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, AND AN IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE."
21. "AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION."

22. "AN OPEN-TRENCH INSPECTION BY CITY STAFF IS REQUIRED PRIOR TO COVERING BELOW GRADE PIPES, LATERALS, AND MAINS. THE DESIGNER OF THE LANDSCAPE, OR THEIR DESIGNEE, AND GENERAL CONTRACTOR, OR THEIR DESIGNEE, PERFORMING THE INSTALLATION MUST BE PRESENT AT THE OPEN- TRENCH INSPECTION. FOR OPEN-TRENCH INSPECTIONS, CALL THE OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT AT (310) 458-8405."
23. "PRIOR TO FINAL INSPECTION INSTALLER SHALL TEST THE IRRIGATION SYSTEM TO VERIFY THAT IT MEETS THE APPROVED DESIGN AND SPECIFICATIONS."
24. "PRIOR TO FINAL INSPECTION INSTALLER MUST PROGRAM THE IRRIGATION CONTROLLER."
25. "A FINAL INSPECTION BY CITY STAFF IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY TO ENSURE THAT THE SYSTEM WAS BUILT TO APPROVED PLANS AND SPECIFICATIONS. FOR FINAL INSPECTIONS, CALL THE OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT AT (310) 458-8405. THE FOLLOWING ITEMS WILL BE REQUIRED AT FINAL INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:
POST-INSTALLATION SOIL TEST RESULTS WHICH MUST CONTAIN THE PERCENTAGE (%) OF ORGANIC MATTER; MAY ALSO INCLUDE BUT IS NOT LIMITED TO SOIL TEXTURE; INFILTRATION RATE OR SOIL TEXTURE INFILTRATION RATE TABLE; PH; TOTAL SOLUBLE SALTS; SODIUM; AND RECOMMENDATIONS DETERMINED BY LABORATORY TEST. EXCEPTION: LANDSCAPES CONTAINED ENTIRELY IN PLANTERS OR CONTAINERS ARE EXEMPT FROM THIS REQUIREMENT.
A DETAILED IRRIGATION CONTROLLER MAP MUST BE INSTALLED INSIDE OR NEAR THE IRRIGATION CONTROLLER WITH AT MINIMUM A DESCRIPTION FOR EACH ZONE INCLUDING: PLANT MATERIAL, WATERING DEVICE, VALVE, OR STATION NUMBER, RUN TIME FOR PEAK DEMAND MONTH AND PRECIPITATION RATE.
IRRIGATION SCHEDULES INCLUDING ESTABLISHMENT PERIOD START AND END DATES, MUST BE POSTED INSIDE THE IRRIGATION CONTROLLER HOUSING UNIT BY THE INSTALLER."
26. "ELECTRONIC SUBMISSION OF AN AS-BUILT SET OF PLANS TO THE CITY IS REQUIRED IF REQUESTED BY CITY INSPECTOR."
27. "PRIOR TO CONSTRUCTION OF LANDSCAPED AREA OR IRRIGATION, THE CONTRACTOR MUST OBTAIN AND REVIEW A COPY OF THE WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS."
28. "ALL LANDSCAPING AND IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS."
29. "THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS."
30. "THE IRRIGATION DESIGNER OR LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER SHALL PERFORM ONE OR MORE SITE OBSERVATIONS DURING SYSTEM INSTALLATION TO CHECK FOR ADHERENCE TO THE DESIGN, INCLUDING THAT THE PROPER INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY, MAIN LINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS, AND SENSORS MEETS THE INTENT OF THE IRRIGATION DESIGN PLAN AS DESIGNED AND APPROVED."
31. "AREAS DESIGNATED AS MULCH ON APPROVED LANDSCAPE PLANS, INCLUDING AREAS COVERED BY WOOD CHIPS, GRAVEL, STONE, DECOMPOSED GRANITE, AND AREAS DESIGNATED AS ARTIFICIAL TURF ON APPROVED LANDSCAPE PLANS CANNOT BE REPLACED WITH TURFGRASS OR HIGH WATER USE PLANTS AS DEFINED IN THE CURRENT EDITION OF THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS), ONCE MULCH OR ARTIFICIAL TURF HAS BEEN INSTALLED."
32. "TURFGRASS, INCLUDING EXISTING PLANT MATERIAL, IS NOT ALLOWED ON SLOPES GREATER THAN TWENTY-FIVE PERCENT (25%) WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE."
33. "PLANT MATERIAL LISTED IN THE CURRENT INVASIVE PLANT INVENTORY FOR THE SOUTHWEST REGION BY THE CALIFORNIA INVASIVE PLANT COUNCIL OR LISTED FOR THE SOUTH COAST REGION BY THE PLANTRIGHT ORGANIZATION ARE PROHIBITED, INCLUDING EXISTING PLANT MATERIAL, EXCEPT FOR KNOWN NON-FRUITING, NON-INVASIVE, STERILE VARIETIES, CULTIVARS OR SELECTIONS."
34. "AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM."
35. "A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER O F THE LANDSCAPE PLANS OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT"

IRRIGATION NOTES



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Project:

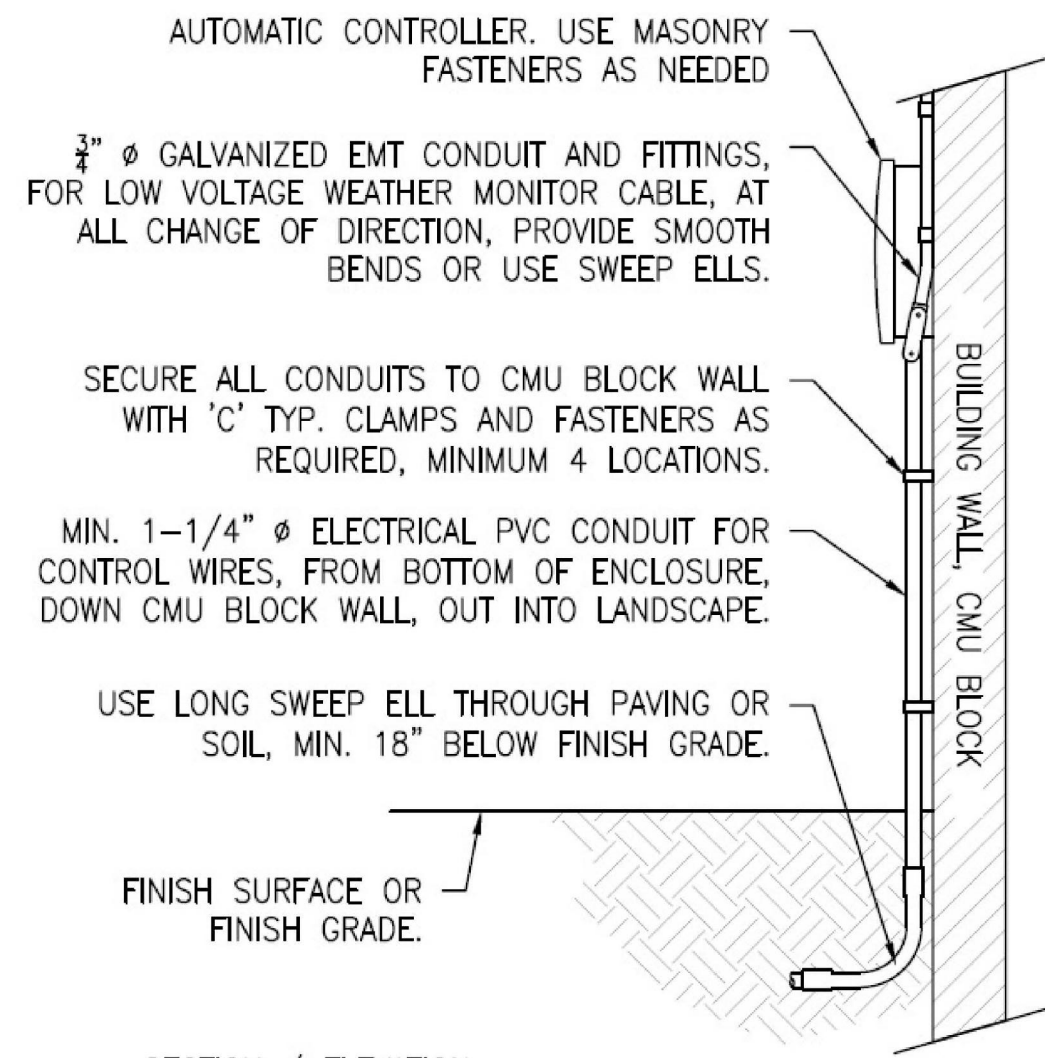
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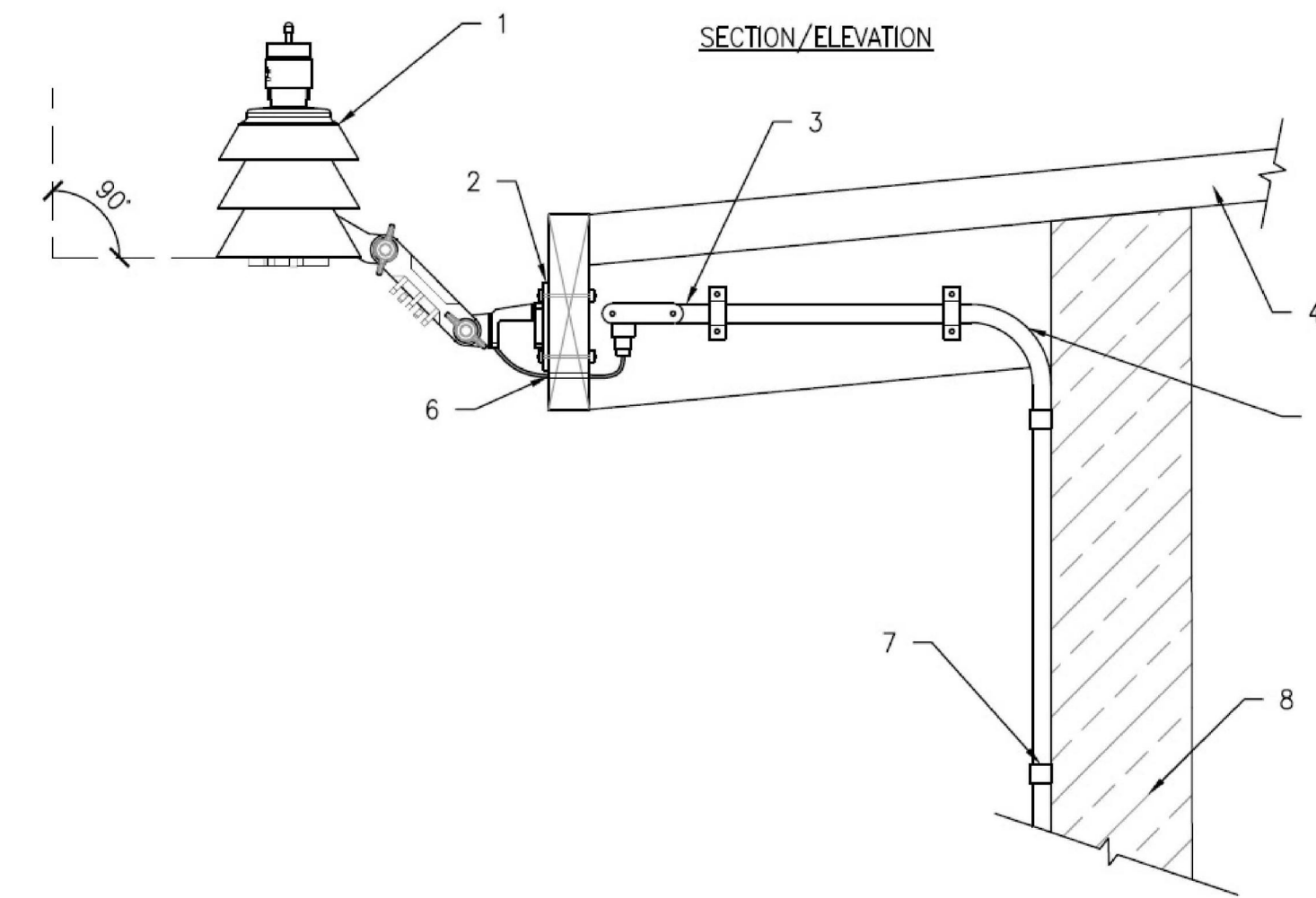
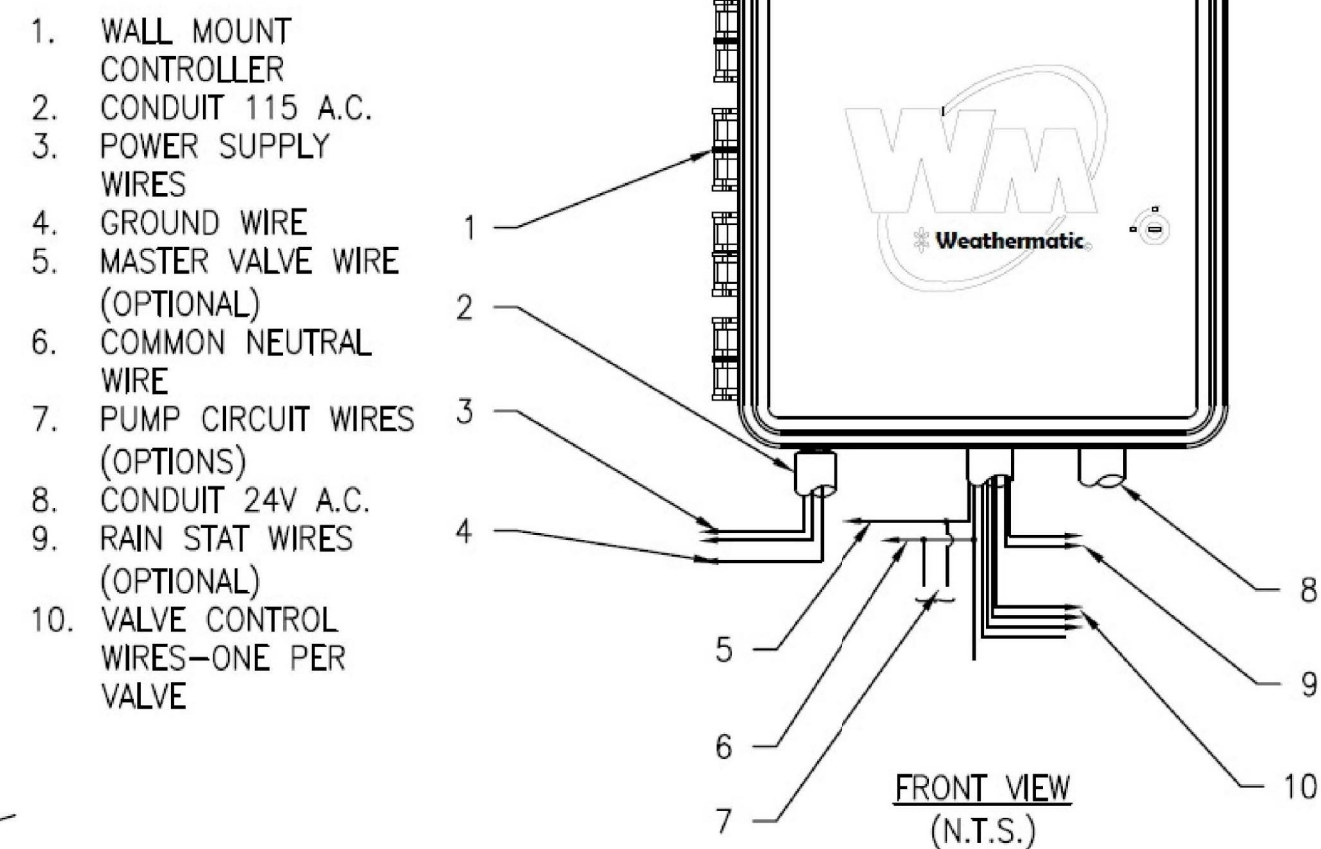
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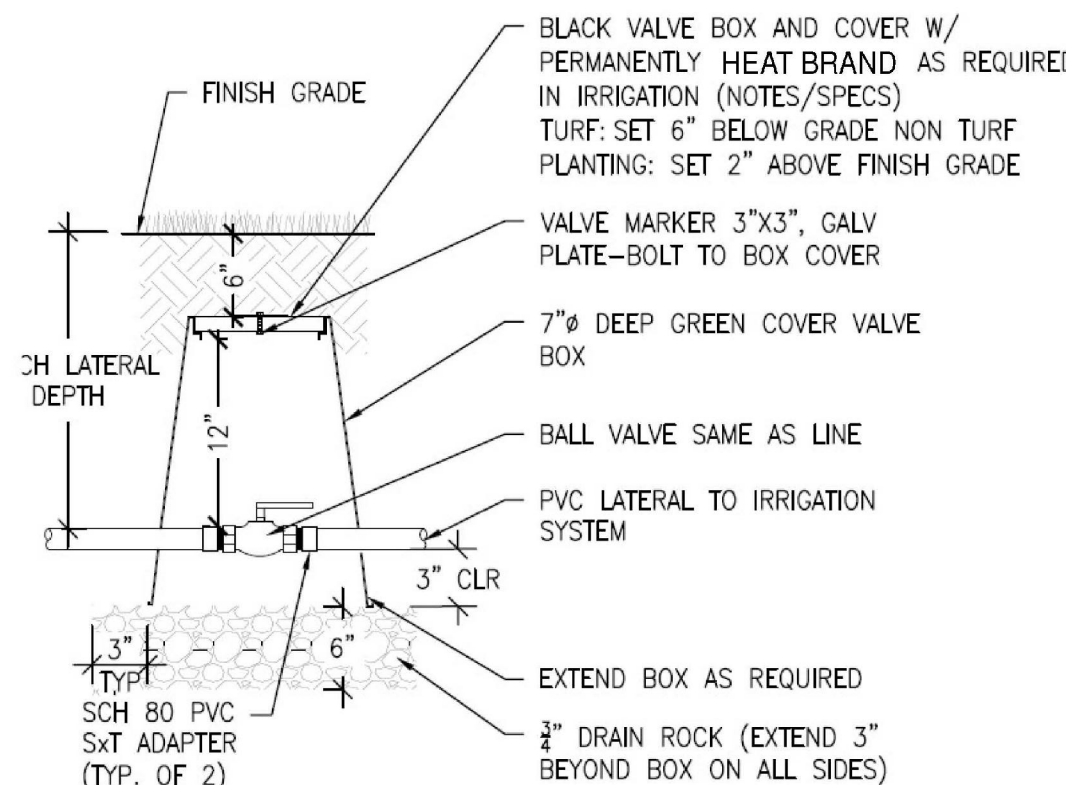
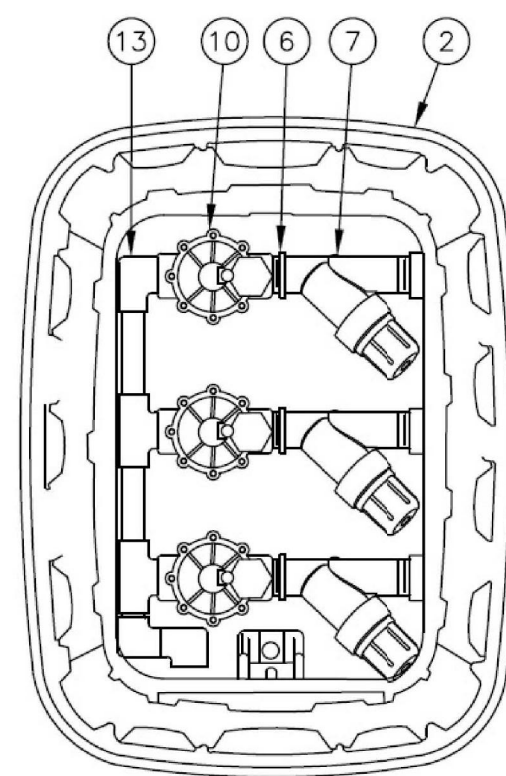
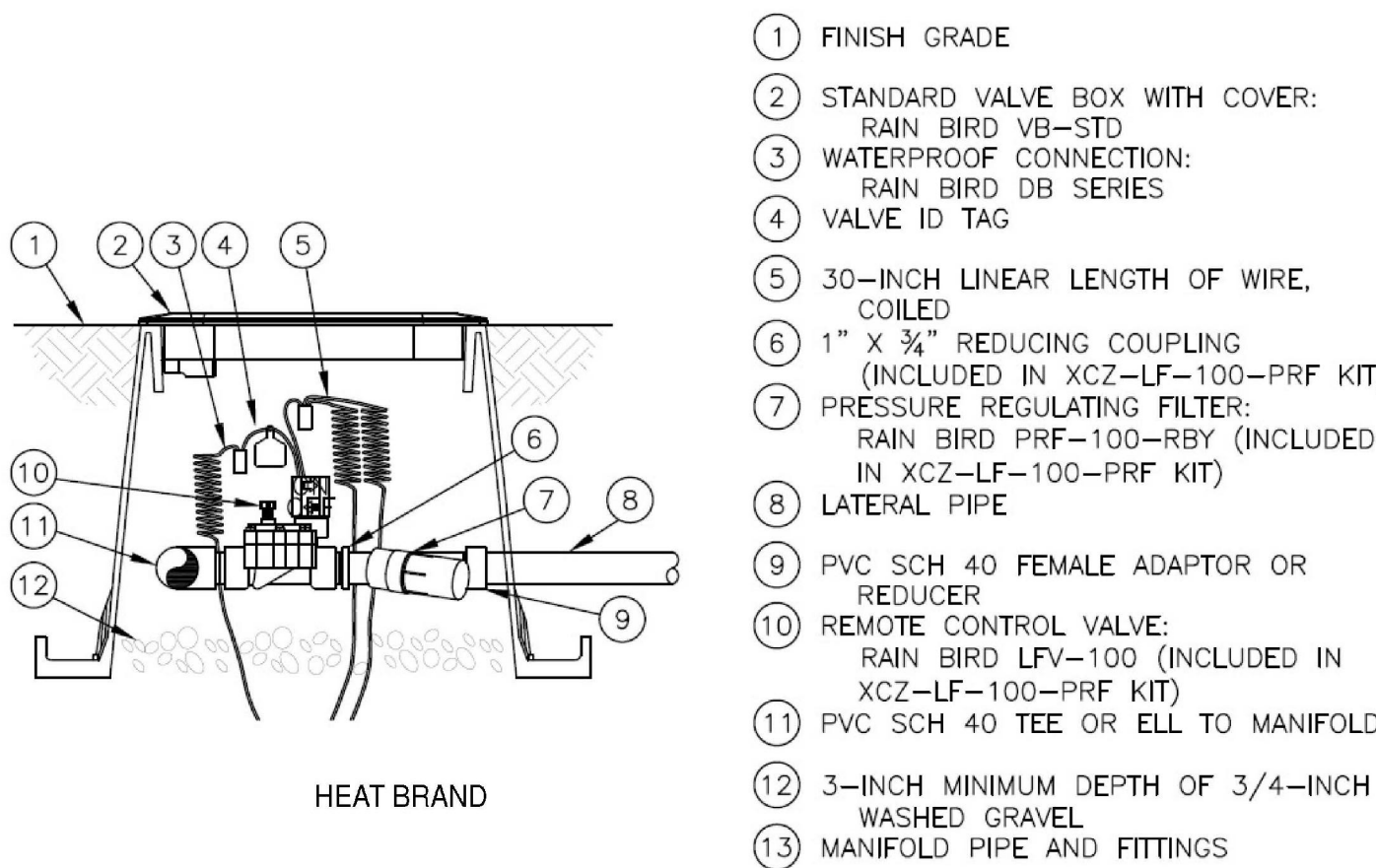


SECTION / ELEVATION



2 WEATHER MONITOR ON BUILDING EVE

1 IRRIGATION SYSTEM CONTROLLER



4 BALL VALVE SCALE: 1/2" = 1'

DLJ Epoxy Coated Bronze Water Meters Models DLJ 50, DLJ 75, DLJ 7575, DLJ 100



Description

Operation The DLJ 50, 75, 7575 and 100 are multiport internal meter meters. The impeller and magnet are the only moving parts in the measuring chamber. The chamber is located in a strainer basket, which allows for high amounts of impurities to be passed through the meter without affecting operation. The impeller movement is transferred by a magnetic coupling to the hermetically sealed register.

Compliance The DLJ line of multimeters complies with AWWA C706 and ISO 4064 Class 1 standards.

Installation The meter must be installed in a clean pipeline, free of any foreign materials. Install the meter with direction of flow as indicated by the arrow cast into the meter body. You can install the meter vertically or horizontally and with the register facing any direction.

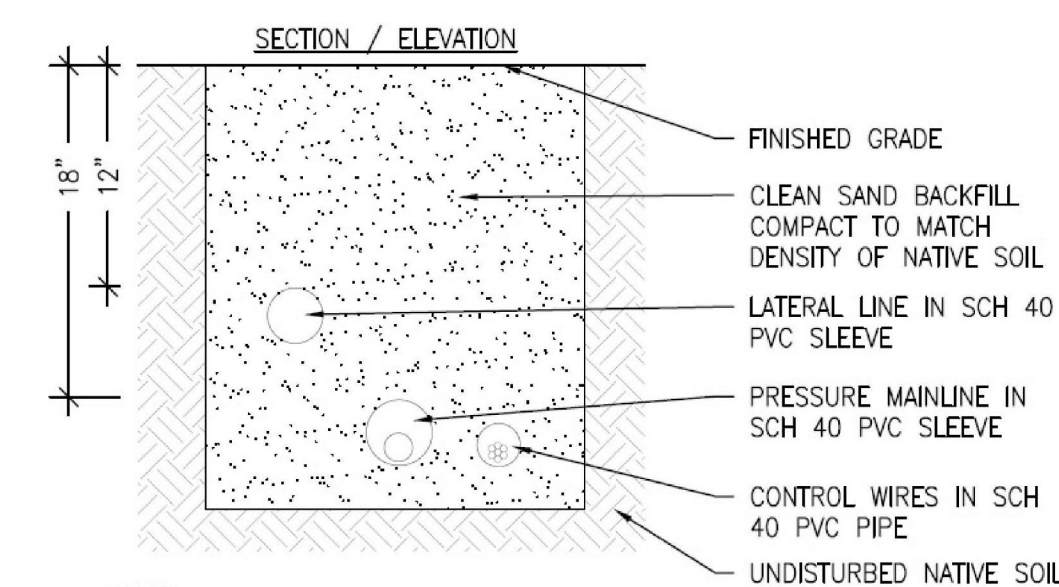
Application The DLJ meter is for use only with cold water up to 122 degrees F (50 degrees C).

Construction The meter consists of an epoxy coated bronze metercase with the size and flow direction cast into it. An integral strainer/measuring chamber, a removable dry hermetically sealed register assembly and a secured calibration port (factory sealed and set).

Characteristics	DLJ 50 5/8" x 1/2"	DLJ 75 5/8" x 3/4"	DLJ 7575 5/8" x 3/4"	DLJ 100 1"
Flow Setting (gpm)	20	20	30	50
Continuous Flow (gpm)	15	20	25	30
Normal Flow Range (gpm)	1-20	1-20	2-30	3-50
Low Flow (gpm)	1/4	1/4	1/4	1/2
Maximum Pressure (psi)	150	150	150	150
Maximum Temperature (°F)	122	122	122	122
Sweep Hand (Register Cycles)	10	10	10	10
Register Capacity (Millions of Gallons)	31	10	10	10

NOTE: INSTALL WATER METER IN STANDARD RECTANGULAR VALVE BOX.

5 1" IRRIGATION SUB-METER SCALE: NOT TO SCALE



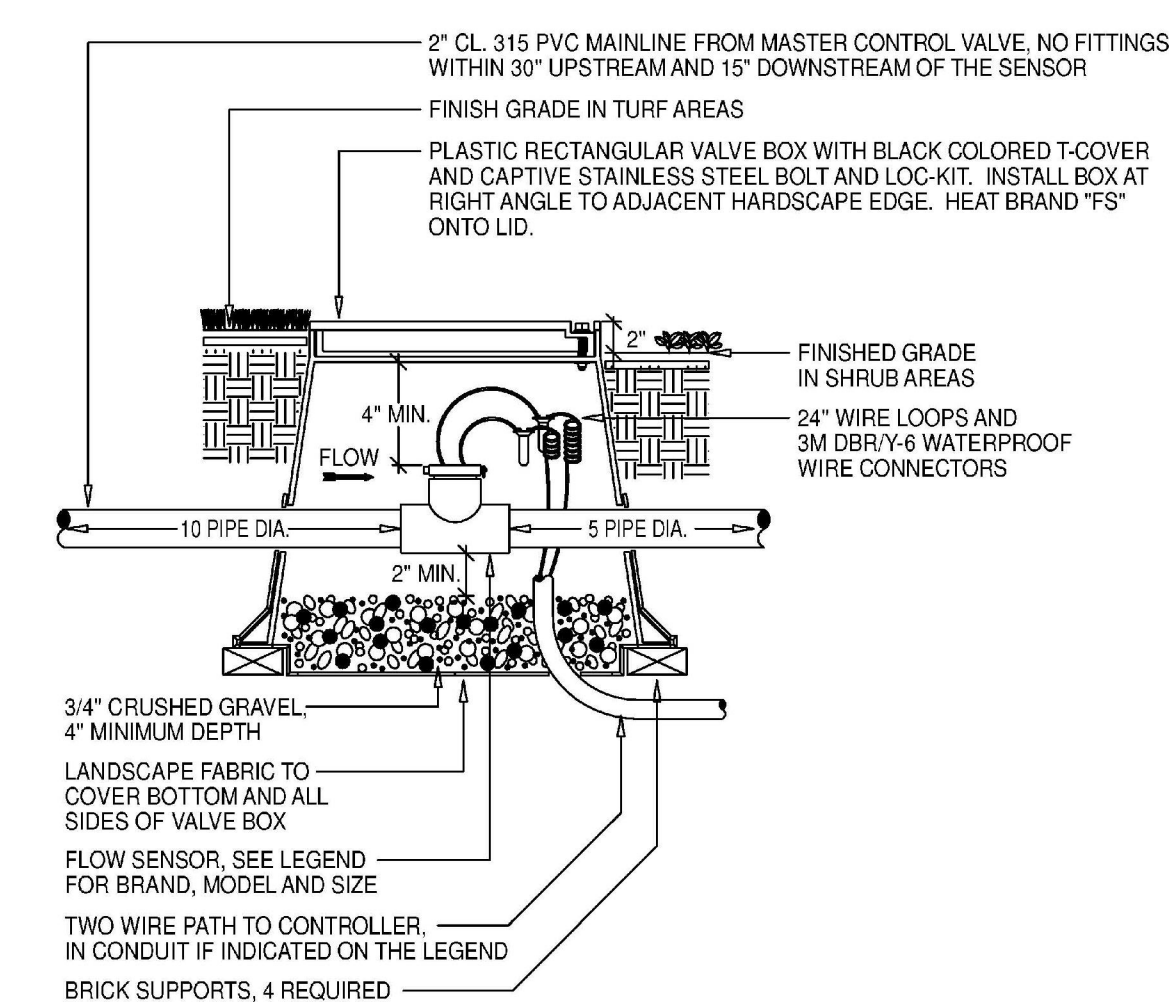
NOTES:

1. SIZE ALL SLEEVES PER THE IRRIGATION PLANS. EXTENDED SLEEVES 6" MINIMUM BEYOND EDGE OF HARDSCAPE (AT EACH END) INTO THE PLANTING AREAS.

2. *SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE.

6 UNDERGROUND SLEEVING

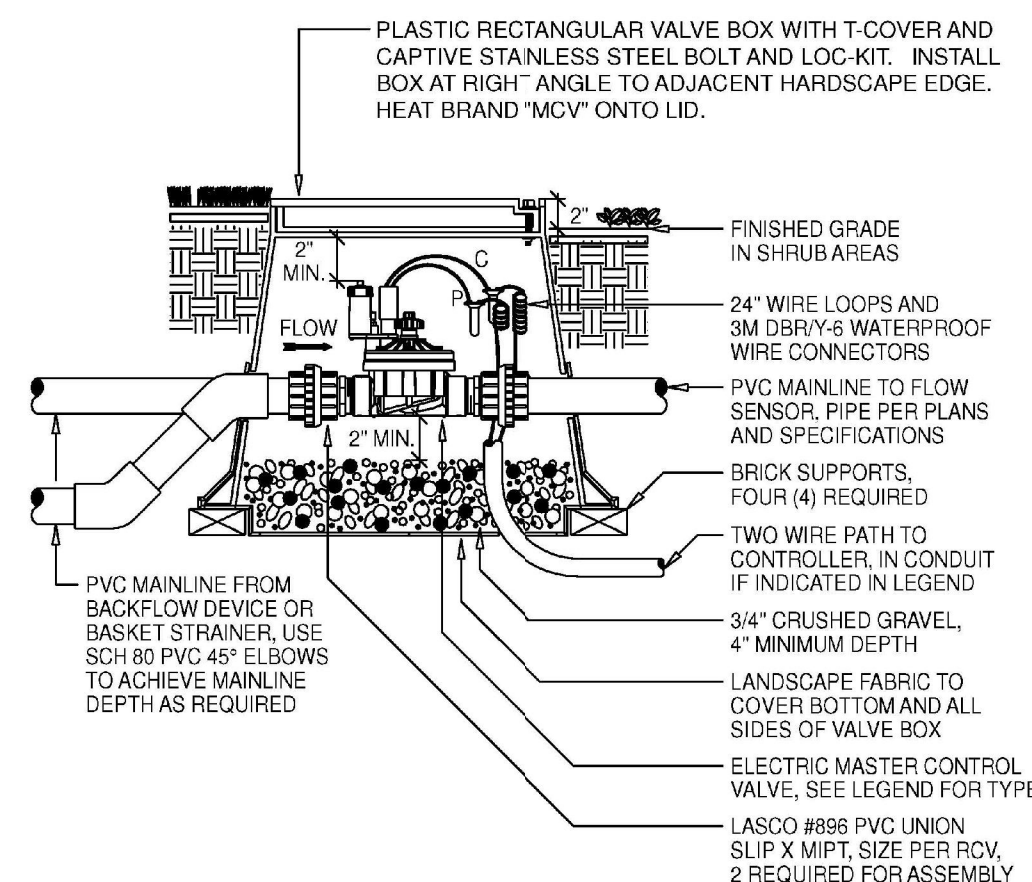
3 DRIP ZONE CONTROL VALVE



NOTE: USE STANDARD OPENINGS PROVIDED IN VALVE BOX FOR PIPE, DO NOT CUT BOX.

SECTION VIEW - N.T.S.

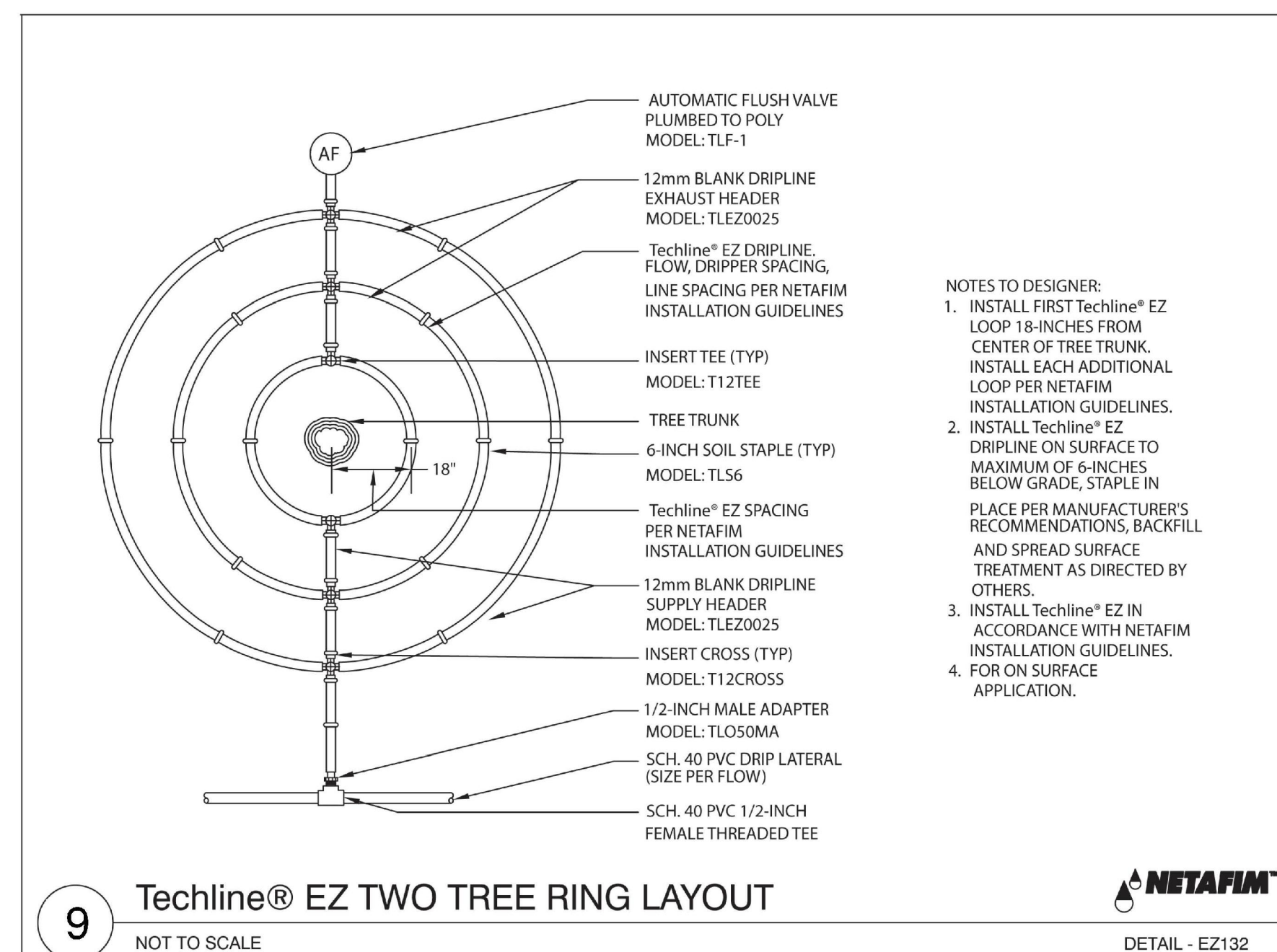
7 FLOW SENSOR



NOTE: USE STANDARD OPENINGS PROVIDED IN VALVE BOX FOR PIPE, DO NOT CUT BOX.

SECTION VIEW - N.T.S.

8 MASTER CONTROL VALVE



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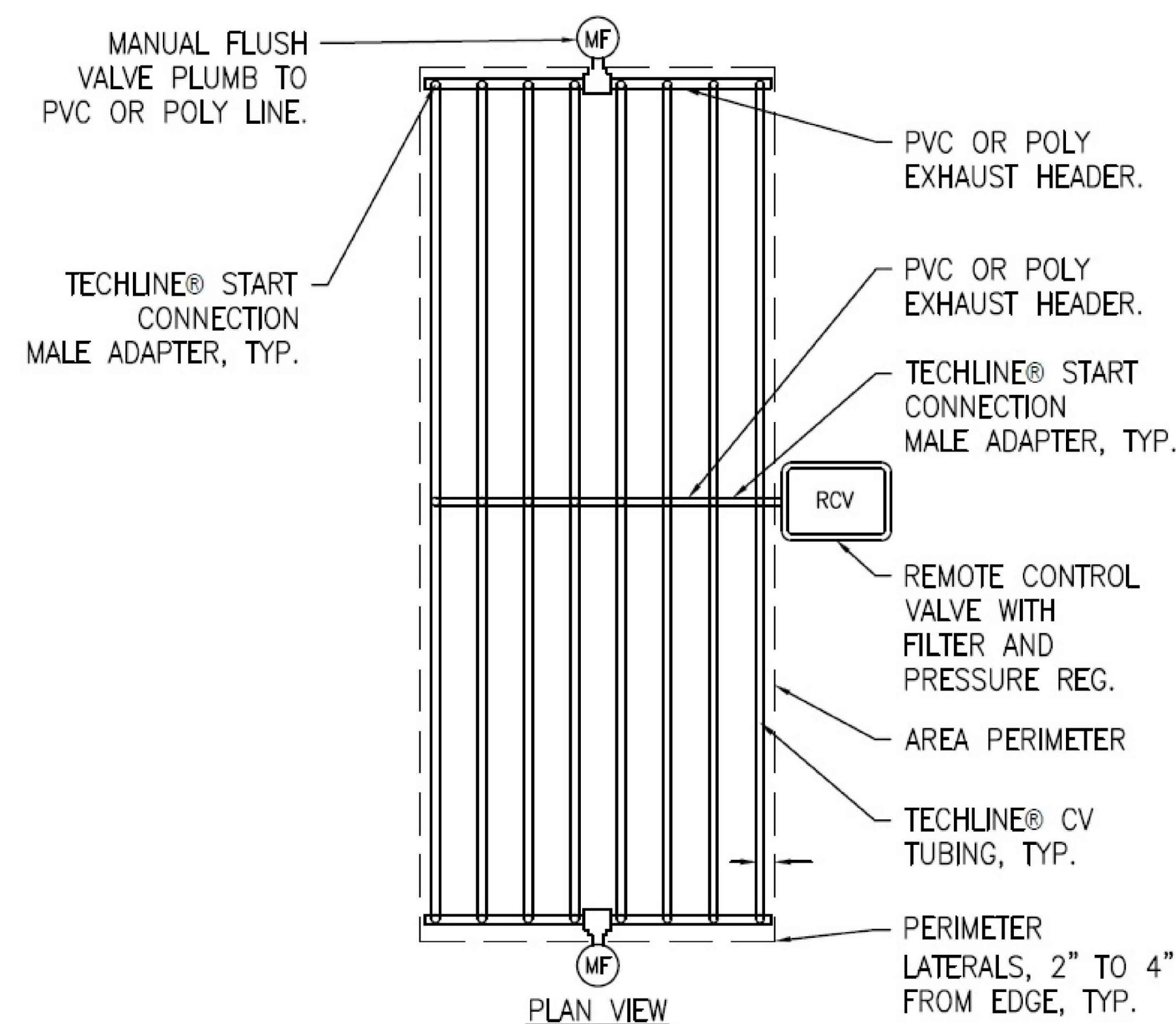
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1 INLINE DRIP CENTER FEED



NOTE: IF THERE ARE ANY EMITTERS IN THE NETAFIM GRID THAT WILL NOT BE NEEDED IN THE PRESENT, PLUG THEM WITH THE "DRIPPER PLUG RING" FROM NETAFIM. THESE PLUGS ARE REUSABLE.

2 DRIPPER PLUG RING

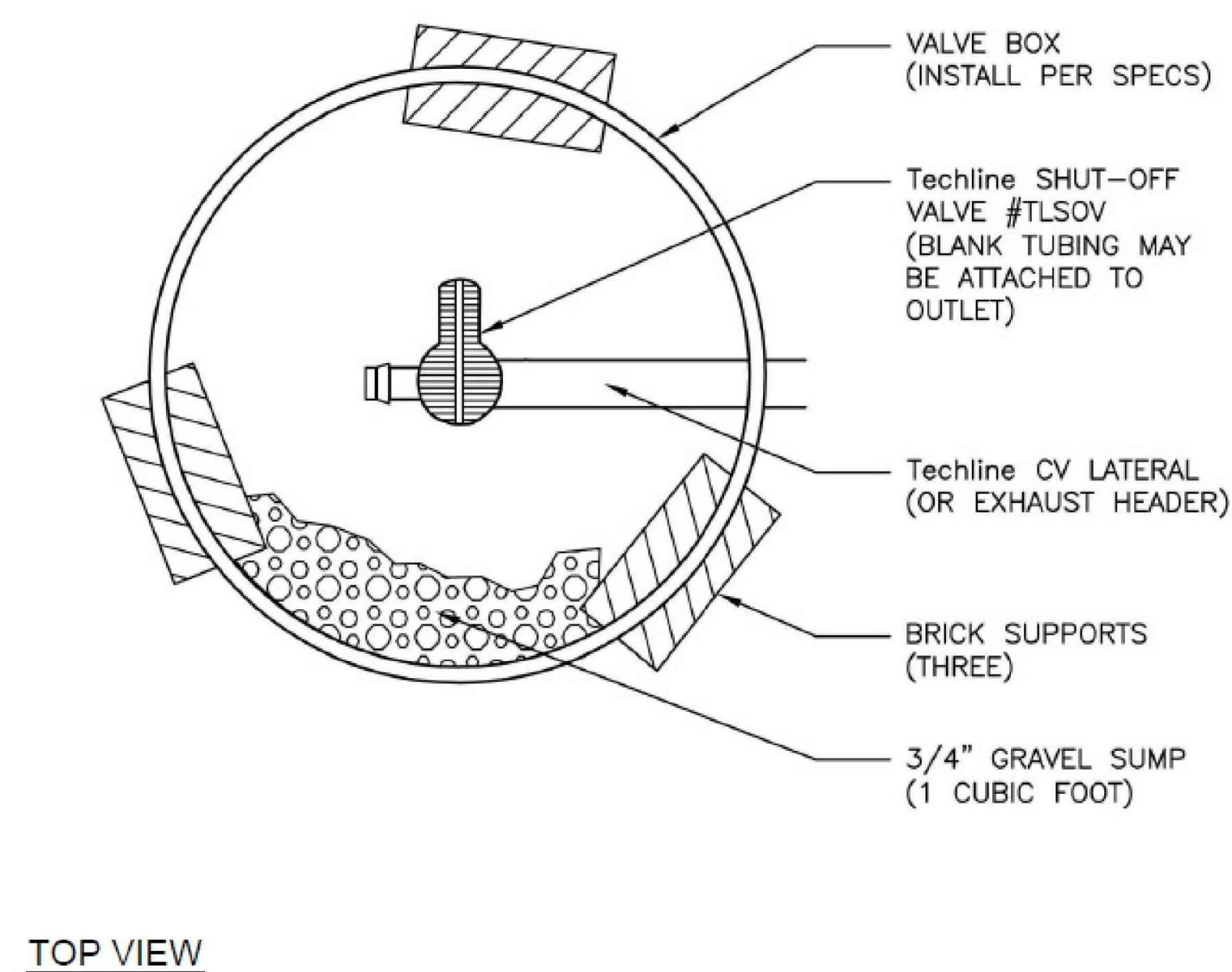
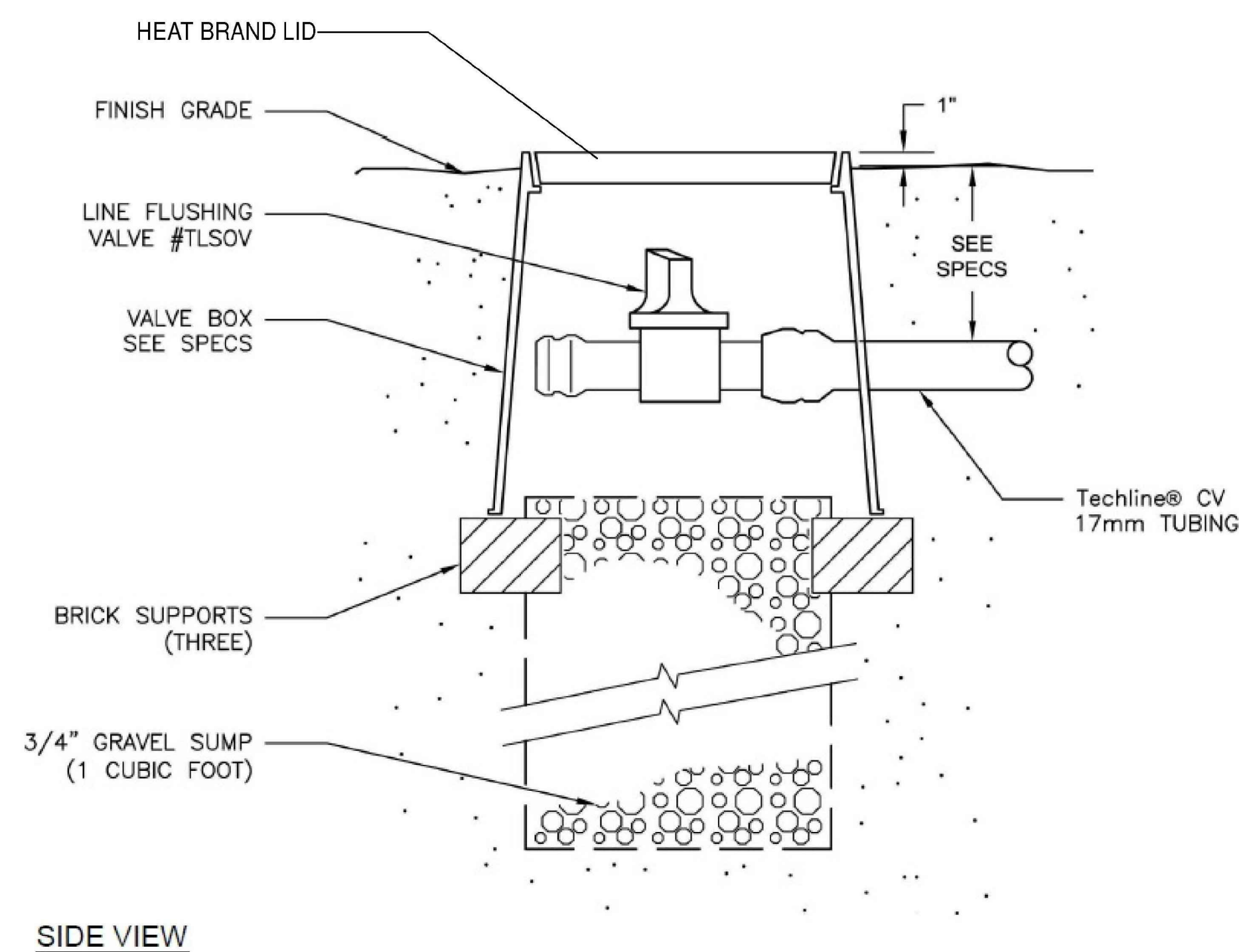


TO ENSURE THAT EACH NEW PLANT HAS AN EMITTER ON ITS ROOT BALL, USE THIS ADAPTOR FROM NETAFIM. IT IS CALLED A MICRO TUBING ADAPTOR. THE MODEL NUMBER IS: TLMTUBEADP.

CLIP THIS ADAPTOR ONTO THE NEAREST INLINE EMITTER IN THE GRID TO THE PLANT. THEN ATTACH A LENGTH OF $\frac{1}{4}$ " DRIP TUBING, AND RUN IT TO THE TOP OF THE ROOT BALL, AND STAPLE IT DOWN.

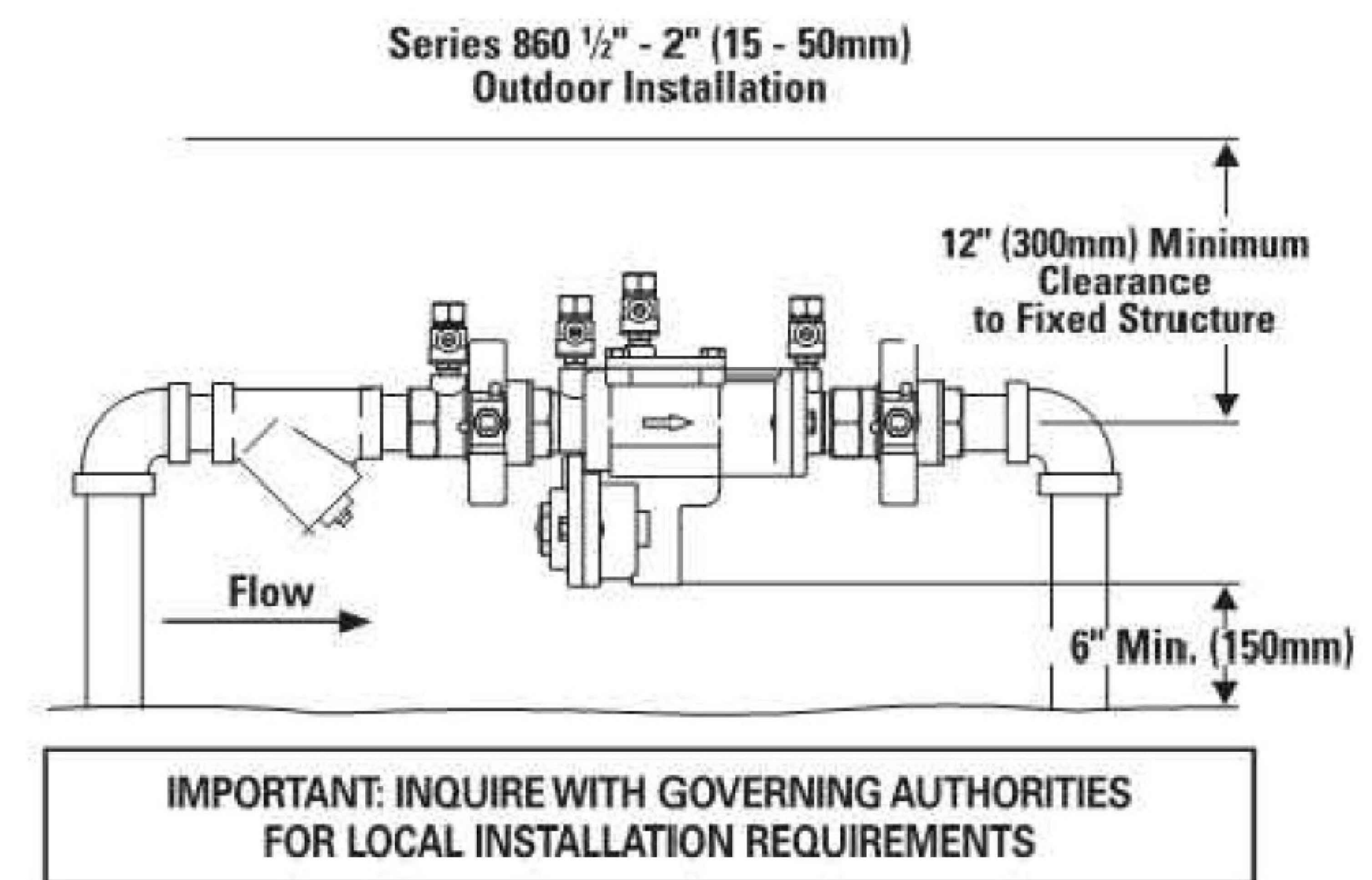
THIS ADAPTOR AND $\frac{1}{4}$ " TUBING MAY BE REMOVED AFTER THE ROOTS OF THE PLANTS MOVE OUT INTO THE NATIVE SOIL.

3 NETAFIM MICRO-TUBING ADAPTOR

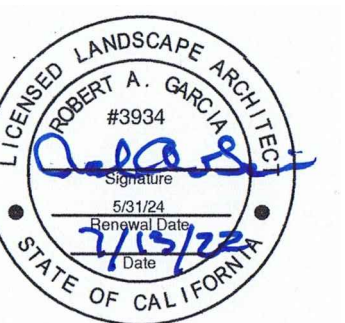


4 NETAFIM TECHLINE CV MANUAL FLUSHLINE VALVE

Typical Installation



5 BACKFLOW PREVENTER



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**PROJECT NUMBER**

PRJ2022-000029-(2)

HEARING DATE

October 25, 2023

REQUESTED ENTITLEMENT(S)

Conditional Use Permit ("CUP") No.

RPPL2022000061

PROJECT SUMMARY

OWNER / APPLICANT

Martin L. Schmidt / Coparts, Inc.

MAP/EXHIBIT DATE

July 27, 2023

PROJECT OVERVIEW

A CUP request for the continued use, operation, and maintenance of an outdoor vehicle storage yard with the accessory sale of used and salvaged vehicles in the M-2 (Heavy Manufacturing) Zone within the Florence-Firestone community.

The CUP is required per the Florence-Firestone Community Standards District ("CSD") (County Code Section 22.324.070.C.4), as it existed on January 3, 2022, when the complete CUP application was submitted, because the use's principal business activities are located outside an enclosed structure within 250 feet of a Residential Zone. The Florence-Firestone CSD was subsequently repealed in conjunction with the adoption of the Florence-Firestone Transit-Oriented District Specific Plan on February 7, 2023. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted. Therefore, the complete CUP application is also exempt from the Green Zones Ordinance (County Code Chapter 22.84), which was adopted on June 14, 2022.

Site improvements required by the conditions of approval include paving vehicle storage areas with an asphalt surface, relocating and restriping the parking area to increase the total vehicle parking space count from 16 spaces to 60 spaces, and minor site modifications to bring the Project Site into compliance with Title 22 provisions regarding outdoor storage. 12,288-square-feet of landscaping and 129 trees with a permanent irrigation system will be installed along the perimeter of the Project Site. Existing dilapidated perimeter fencing will be replaced with new ten-foot-tall corrugated galvanized steel walls and gates.

LOCATION

8423 South Alameda Street, Florence-Firestone

ACCESSSouth Alameda Street and East 85th Street**ASSESSORS PARCEL NUMBER(S)**

6026032002, 6026032008, 6026032010, 6026032011, 6026032012, 6026032013, 6026032014, 6026032016, 6026032017, and 6026032018

SITE AREA

9.77 Acres

GENERAL PLAN / LOCAL PLAN

General Plan / Florence-Firestone Community Plan / Florence-Firestone Transit-Oriented District Specific Plan

ZONED DISTRICT

Roosevelt Park

LAND USE DESIGNATION

IH – Heavy Industrial

ZONE

M-2 (Heavy Manufacturing)

PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
N/A	N/A	Florence-Firestone CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the General Plan
- Satisfaction of the following portions of Title 22 of the County Code:
 - 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - 22.22.030 (M-2 Zone Development Standards)
 - 22.324.070.C.4 (Florence-Firestone Community Standards District Industrial Zone Specific Development Standards)
 - 22.140.430 (Development Standards for Outdoor Storage)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Christina Nguyen	(213) 974 - 6411	cnguyen@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2022-000029-(2)
CONDITIONAL USE PERMIT NO. RPPL2022000061

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. RPPL2022000061 ("CUP") on October 25, 2023.
2. **HEARING PROCEEDINGS.** The Commission held a duly-noticed public hearing regarding the Project Permits on October 25, 2023. After LA County Planning staff’s (“Staff’s”) presentation, Commissioner Louie shared that he saw significant Recreational Vehicle (RV) occupation around the property and asked if there was any consideration given to this issue through planning. Staff responded that since RVs are located within the public right-of-way and not on the Project Site, the issue falls under the jurisdiction of Los Angeles County Public Works. It is not within the purview of the project to address RV occupation. Zoning Enforcement Officer Daisy De La Rosa was then called upon to report on the condition of the Project Site, to which she stated several inspections were conducted at this property and that the interior of the Project Site was general well kept and organized and that Zoning Enforcement has not received any complaints from the surrounding community, however, the areas surrounding the industrial properties in this area are generally not maintained and do accumulated trash and debris.

On her last visit to the Project Site, on October 5th, the pedestrian entrance to the property off of Alameda Street was inaccessible due to the number of parked RVs and trash occupying the pedestrian sidewalk from illegal trash dumping, but she was still able to observe that the onsite operation was organized from south side of the Project Site from East 85th Street, however she did notice graffiti on the exterior of the Project Site walls. Ms. De La Rosa also mentioned that across the other side of Alameda Street is a U-Haul property which had a similar issue with RV occupation and that the owners had worked directly with Los Angeles County Sheriff and other County agencies to clean up the RVs from the street and to connect the RV dwellers to County services. A discussion between Commissioner Duarte-White and Ms. De La Rosa clarified that the Projects Conditions of Approval (“COA”) requires the permittee to clean up the graffiti on their walls and notification of the siting of graffiti would be generated by the public. In addition, the COA includes bi-annual inspections to make sure the site is compliant with approval conditions. Assistant Deputy Director, Mitch Glaser, added the Project’s COA will require all site improvements needed to bring it up to the County’s Title 22 Code to be completed within one year and includes maintaining a graffiti-free premise. Homelessness is a complex issue and how it manifests itself in this community is unfortunate as there are negative externalities associated with it that impact the nearby residents and business owners. Commissioner Hastings then asked if was legal for

RVs to park as they currently are around the Project Site. Ms. De La Rosa replied that County initiated street clean ups have been conducted, however, the RVs that are made to move simply move from one street to another. Weeks later the RVs will return, and the trash will accumulate again. Occupied RVs have a protected status and cannot be towed away. Mr. Glaser also added that the County has a comprehensive approach to this issue, and it is through the Pathway Home program that was piloted in East Gardena and will hopefully come to Florence-Firestone. Beyond parking enforcement, the program offers housing and services. Commissioner Hastings finalized his questioning by stating that she feels for the residents in this community as it's not a comfortable situation.

Moving forward, the applicant's team consisting of Dana Sayles, Jaime Valdivia, Jesus Decoya, and Burt Devin, were sworn in to provide their testimony. First to speak was Mr. Valdivia, a general manager at the Copart site Florence-Firestone. Mr. Valdivia proceeded to provide a history of the company and its current online auctioning operation including onsite operations for the storage of vehicles prior to sale and shipment, and role in the community. Following Mr. Valdivia was Ms. Sayle, who stated that the existing industrial land use is consistent with the industrial zone of the site and is consistent with the surrounding uses that are along Alameda Street. The public right-of-way around the site struggles with illegal dumping, loitering, vandalism and graffiti which is a by-product of the unhouse population in the area and is not a result of Copart operations. Ms. Sayles stated that she disagreed with Staff's presentation which used dilapidated to describe the site and added that Coparts has occupied the site since 1993 and has only one code violation from 1999 that was closed and there has been no violations since. In 2021, the County issued a Notice of Violation for operating with an expired Conditional Use Permit, and Copart acted quickly to submit an application to remedy that issue and that it's taken two years to get to this meeting.

The Conditional Use Permit application was initially submitted for Used Car Sales, which Ms. Sayles believed described the existing use, except there were no sales conducted onsite and the outdoor yard was utilized for the storage of operable and well as inoperable vehicles, as such the County recategorized the use as the Outdoor Storage of Junk and Salvage, which Ms. Sayles did not think fully captures the Copart operations. Ms. Sayles states that with the new land use designations comes extensive landscaping requirements that Copart is willing to comply with, in addition, the business brings in approximately \$250,000 in tax revenue to the County and they hope to continue to operate at the location for another 30 years. Prior to Covid, Ms. Sayles states that there had not been any issues with RVs and illegal trash dumping. COA number 24, requiring that Copart maintain and keep clear the public right-of-way abutting the Project Site is problematic due to the activity of the unhoused. It is requested that this condition be modified to state that Coparts is only responsible to remove anything on the public right-of-way that is a result of Copart operations there is no legal feasible way to be responsible for the occurrences on the sidewalk. COA number 36 (Paving outdoor storage areas) was also asked to be modified to add a third option of gravel over a compacted base, which is used at other facilities. Coparts will be making substantial investments to beautify the site including installing a half a mile of new fencing, 129 new trees along the site perimeter, and the installation of permanent irrigations, which currently does not exist. The investments will total

approximately 2 million dollars and will cost \$10,000 in annual maintenance. As a return in investment, Ms. Sayles requests a modification of COA number 7 (CUP Grant Term) to grant the Project a grant term of 20 years instead of ten years.

Commissioner Duarte-White acknowledged Ms. Sayles' testimony and asked what the business has done to remove graffiti from their property. Mr. Valdivia mentions that Coparts used graffiti control, contacted County services and have sent employees out to paint over the graffiti, yet it has become a safety issue due to the RVs and illicit activities and these services won't come out and cover the areas where there are RVs. Commissioner Duarte-White then asked Ms. De la Rosa for additional insight on the matter and Ms. De la Rosa stated that it is the County's Public Works Department, which handles graffiti removal. A representative from the Public Works Department, Aracely Lasso, was available virtually and answered that they have graffiti abatement contracts for the public right-of-way and not on private property. If the graffiti is on private property, it is the owner's responsibility. Ms. Sayles noted that graffiti is an ongoing issue, that Coparts may remove it, but that the walls will be tagged again as there is illicit activities on the street. Copart is being held to a higher standard than other surrounding industrial uses and the condition to remove the graffiti within 24 hours or be threatened with enforcement violations for graffiti control is onerous due to the size of the property and corresponding perimeter wall. Staff added that graffiti control on private property and maintaining adjacent public right-of-ways is a standard condition for all Conditional Use Permits and the conditions are not intended to single out the subject Project.

Commissioner Hastings acknowledges the challenges with graffiti abatement; however, he is aware of Code Enforcement practices as is Staff and the immediate response from Code Enforcement is not to come down to a fine. Assistant Deputy Director, Mitch Glaser clarified that the Code Enforcement has multiple steps that require documenting ongoing violation before assessing a non-compliance state. Commissioner Louie then asked the applicant regarding the conditions that they wished to modify, and if the modifications were not granted, would they appeal to the Board of Supervisors? Ms. Sayles replied that the conditions are not deal breakers, however the modification would allow Coparts to operate in a manner of other similar businesses and not to a higher standard. COA 7, with a seven-year grant term is most problematic to the applicant as they are a tenant and the improvements made may not benefit Copart if the lease is not renewed ten years from now. Ms. Sayles states that ten years is a very short timeline for a business that has been at the same location for 30 years, especially when industrial zoned property of this size is rare.

Commissioner Louie then asked the applicant to clarify the applicant's earlier statement on the \$250,000 tax revenue generated by Copart and the businesses total revenue. Mr. Valdivia responded that at this Copart location, the annual revenue is approximately 17 million. With no further questions for Staff or the Applicant, Commissioner Hastings moved forward to public testimony, where there was one speaker, Natalie Allen. Ms. Allen was sworn in, and testified that they are business owners located down the street from Copart and she is a part of a community group called "Stop the Downzone," and is here in support of Copart and hopes that the Commission will consider extending the grant term to 30 years so that Copart can get

their return on investment. Ms. Allen states that's the graffiti is an issue affecting the whole community and that it is not Copart's fault, as such, asking them to cover up the graffiti is to risk their employee's safety. With no additional public testimony, the Commission went into deliberation. Commissioner Louis then referred to Staff's Memo to the Commission submitted to on October 24, 2023, containing a public comment letter from a community organization called "Juntos Florence Firestone Together," and asked Staff if the Project addresses the concerns represented in the letter. Staff responded that the COAs addressed the letter's concerns regarding site maintenance and site improvements.

Commissioner Hastings brought up the modification of COA No. 36 to allow gravel as a ground cover as it's used at many auto-related facilities. He also thought the public right-of-way is a tough spot to for him to put someone in the private sector to be responsible when they have no control over that. He then asked Mr. Glaser if it was possible to revise the COA to accommodate the challenging nature of the request. Mr. Glaser deferred to the residing County Counsel, Kathy Park, on this matter, who responded that to the extent possible, the applicant should be responsible for cleaning up the areas adjacent to their site. She is cognizant to the RVs issue, which the County will deal with in due time, but to the extent possible, the applicant is responsible for that area. Commissioner Hastings emphasized that he understood to the extent possible yet given that state of the public right-of-ways by the Project Site even he would not feel safe venturing through it and that we need to have some flexibility in policing that type of work. He asked for feedback, and Ms. Park mentioned that the condition can be reworded to require the applicant to the extent allowable by law to be responsible for boundaries of their site and that it is under the discretion of the Commission to modify the conditions. Commissioner Duarte-White also questioned if there was any leeway to make it a shared responsibility, to include the Sheriffs, Public Works, and Highway Patrol and Zoning Enforcement. Mr. Glaser shared that COA No. 25 has two parts, the first requires maintaining the adjacent public right-of-ways and the second requires that business activities shall not occur outside the perimeter walls, and that the first part can be removed, this way the second part to remain will hold Coparts accountable for this own business activities.

Zoning Enforcement Officer, Jesus Herrera, who was available virtually, elaborated that if COA No. 25 were eliminated, then in the long run (five to ten years) if there was an instance where Coparts stored materials in the public right-of-way, Zoning Enforcement Staff would be unable to work with the business or cite the business for such practices. As a part of Zoning Enforcement practices, they are not stringent in their approach to get applicants to comply with their conditions, such as removing items and debris from the public right-of-way, and that they will work with the applicant to get this done. Mr. Herrera notes that this condition is standard for industrial uses in the area where there are many industrial businesses and Industrial Use Task Force sites. Mr. Herrera added that they are very familiar with this community and while he understands that this condition is currently challenging to meet, Zoning Enforcement practices is to not automatically issue a Notice of Violation as previously clarified by Commissioner Hastings and Mr. Glaser, however there is some form of responsibility that must be taken by the operator as they have a role in contacting the Sheriff's department of illicit activity and other County agencies. Mr. Herrera stated that a public-

private partnership is crucial to tackle this complex issue and that he would like to see operators such as Coparts, who are great operators within their parcel to be more engaged in problem solving, such as contacting the County's Homeless Outreach Services Teams (HOST) and not just hoping that the problem would go away. Commissioner Hastings then asked Mr. Herrera was aware of Mr. Glaser's proposed modification of COA No. 25, to which he responded that he did, and he would support the Commission's decision and made a final note that COA No. 25 in its entirety has been imposed on other surrounding industrial businesses in the area, implying that Coparts is not being held to a higher standard. Commissioner Louie pointed out it seemed that Zoning Enforcement would like to have the discretion to be able to act with their experience in code violation and the subject community.

Commissioner Louie then asks if Staff was familiar with types of gravel types and if it is an appropriate third option for the project site, to which Staff replied that this was not a ground cover material she was familiar with for industrial sites. Commissioner Hastings shared that he was, and that gravel isn't simply laid over the ground, but that beforehand there is a compacted layer of dirt and sand and drainage requirements. He noted that in 25 years of working with municipalities, they have not permitted oil over soil and that it's generally decomposed granite or asphalt, but not oil. Oil keeps the dust down and moisture down, but it also seeps into the soil. Commissioner Louie then asked if the first the two paving option in COA No. 36 seals the ground. Staff clarified that the first two options are asphalt or an aggregate mix that that is intended to seal the porous ground from activities above that may leak oil and fluids. Commissioner Louie and Commissioner Hastings note that gravel is permeable, and Commissioner Louie notes that although there is no auto dismantling, many of the vehicles are salvaged and he would suspect occasionally there are oil leaks which can leak and permeate through gravel.

Commissioner Hastings asked if the entire Project Site was asphalt, and Mr. Glaser responded that he doesn't be it is and would read the out COA No. 36. Commissioner Hastings pointed out if the intention is to seal the ground, then the gravel does not meet that function. Staff added that the two proposed paving materials perform to seal the ground from potential leaks and that paving with these materials are standards conditions for outdoor storage. In response, Commissioner Hastings retracted deliberation for modifying COA No. 36. He then asked if any of the Commissioners would like to deliberate on the grant term of ten years. Commissioner Louie decline and moved to close the public hearing and find that the Project is Categorical Exempt according to State and local California Environmental Quality Act guidelines. All Commissioners voted in favor of approving the project without modification to the conditions.

3. **ENTITLEMENT(S) REQUESTED.** The permittee, Copart, Inc., ("permittee"), requests the CUP to authorize the continued use, operation, and maintenance of an outdoor vehicle storage yard with the accessory sale of used and salvaged vehicles ("Project") on a property located at 8423 South Alameda Street in the unincorporated community of Florence-Firestone ("Project Site") and in the M-2 (Heavy Manufacturing) Zone pursuant to Los Angeles County Code ("County Code") Section 22.324.070.C.4 (Florence-Firestone Community Standards District ("CSD") Industrial

Zone Specific Development Standards) as it existed on January 3, 2022, when the complete CUP application was submitted.

The Florence-Firestone CSD was subsequently repealed in conjunction with the adoption of the Florence-Firestone Transit-Oriented District Specific Plan on February 7, 2022. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the permittee chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted. Therefore, the complete CUP application is also exempt from the Green Zones Ordinance (County Code Chapter 22.84), which was adopted on June 14, 2022. All subsequent references to Title 22 regulations in these findings relate to those in existence on January 3, 2022, when the complete application was submitted.

4. **ENTITLEMENT(S) REQUIRED.** The approval of a CUP is required for principal business activities located outside an enclosed structure, such as outdoor vehicle storage yards, that are located within 250-feet of Residential Zones or sensitive uses in the M-2 (Heavy Manufacturing) Zone pursuant to County Code Section 22.324.070.C.4 (Florence-Firestone CSD Industrial Zone Specific Development Standards).
5. **PREVIOUS ENTITLEMENT(S).** On August 25, 1970, Special Permit No. 2022-(2) was approved for an auto dismantling and junk and salvage yard with accessory auto sales. Special Permit No. 2022-(2) was set to expire on August 25, 1985, but was superseded by CUP No. 1525-(2). On December 5, 1979, CUP No. 1525-(2) was approved for the same use and expired on December 5, 2009.
6. **LAND USE DESIGNATION.** The Project Site is located within the IH (Heavy Industrial) land use designation of the General Plan and Florence-Firestone Community Plan Land Use Policy Maps.
7. **ZONING.** The Project Site is located in the Roosevelt Park Zoned District and is currently zoned M-2.

8. **SURROUNDING LAND USES AND ZONING**

LOCATION	FLORENCE-FIRESTONE COMMUNITY LAND USE POLICY	ZONING *	EXISTING USES
SUBJECT PROPERTY	IH (Heavy Industrial)	M-2 – Heavy Manufacturing	Junk and Salvage Yard.
NORTH	IH and H18 (Residential 18, maximum density of 18 dwelling units per net acre)	M-2, R-3 – Limited Density Multiple Residence, and R-2 – Two Family Residential	Auto parts sales, aircraft supply store, single and multi-family residential.
EAST	IH and P (Public and Semi Public)	M-2	U-Haul facility and the Alameda Rail Corridor.

SOUTH	IH, P, and IL (Light Industrial)	M-2, M-1 – Light Manufacturing, and C-3 – General Commercial	Recycling center, auto repair, auto dismantling, and multi-family residential.
WEST	H18 and P	R-2 and IT – Institutional	Single and multi-family residential, auto repair, restaurant, and Los Angeles County Probation Office.

* Note: The zoning was changed to SP (Specific Plan) on February 7, 2023, in conjunction with the adoption of the Florence-Firestone Transit-Oriented District Specific Plan on February 7, 2023. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on January 3, 2022.

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 9.77 gross acres (429,642 gross square feet) in size and consists of ten legal lots. The Project Site is rectangular in shape with flat topography and is developed with an existing outdoor vehicle storage yard and accessory structures.

B. Site Access

Primary access to the Project Site will be via its vehicular entrance/exit on East 85th Street. Secondary access to the Project Site will be via a pedestrian entrance/exit on South Alameda Street.

C. Site Plan

The site plan depicts the existing outdoor vehicle storage yard with two modular offices totaling 2,733 square feet, a 188-square-foot storage shed, a trash enclosure, a diesel fuel tank surrounded by steel bollards, and an electrical post. The site plan also depicts proposed site improvements that are required to bring the Project Site into full compliance with Title 22 provisions regarding outdoor storage.

The exterior site improvements depicted on the site plan include the removal of the existing 10-to-13-foot-tall metal panel walls surrounding the Project Site and the installation of new ten-foot-tall corrugated galvanized steel walls and gates. The new walls will be installed five feet from the property line and the area between the walls and the property line is to be landscaped with vegetation and 129 trees. The installation of a permanent irrigation system to maintain the landscaping and trees is detailed in the Project's Landscaping Plan and has been approved by the Land Development Division of the County Department of Public Works ("Public Works"). In addition, new concrete curbs, gutters, and sidewalks will be improved in accordance with current Public Works standards.

The interior site improvements depicted on the site plan include relocating the parking lot from an area abutting East 85th Street to the interior of the Project Site surrounding the existing office buildings and restriping the parking layout to accommodate 60 parking spaces, three of which are accessible to persons with disabilities in compliance with the Americans with Disabilities Act (“ADA”). The vehicles stored in the open yard area will be set back 10-to-15-feet from the perimeter walls and the open yard areas that are currently unpaved will be paved with asphalt or an oil and aggregate mix to prevent automotive fluids from inadvertently seeping into the ground.

D. Parking

The Project will provide a total of 60 onsite parking spaces, three of which are accessible to persons with disabilities in compliance with the ADA with a direct pathway to an access ramp leading to the office.

10. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project, County Department of Regional Planning (“LA County Planning”) staff determined that the Project qualified for a Categorical Exemption (Class 1, Existing Facilities, and Class 3, New Construction or Conversion of Small Structures) from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves an existing establishment and does not include any expansion to its current site and operation. The required site modifications are cosmetic improvements and fall well within the building parameters of the Class 3 Categorical Exemption. In addition, the proposed modifications will minimally scale down the outdoor automobile storage area due to the 10-to-15-foot setback of the automobile storage areas from the new steel walls. No exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project is not located in an environmentally sensitive area, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, there are no exceptions to the proposed exemptions and the exemptions still apply to the Project.

11. COMMUNITY OUTREACH. Staff was not aware of any community outreach conducted by the Project applicant prior to the publication of the Report to the Commission dated October 12, 2023.

12. PUBLIC COMMENTS. Prior to the publication of the Report to the Commission dated October 12, 2023, LA County Planning staff received two emails in opposition to the Project (See Exhibit J – Public Correspondence attached to the Report to the Commission dated October 12, 2023). No other correspondence was received from the public regarding the Project.

13. AGENCY RECOMMENDATIONS.

- A. Public Works: Recommended clearance to public hearing with conditions in a letter dated August 31, 2023.
- B. County Fire Department: Recommended clearance to public hearing with conditions in a letter dated October 12, 2023.
- C. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated May 2, 2023.

14. LEGAL NOTIFICATION. Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, by newspaper (The Daily News Los Angeles), and by property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On September 20, 2023, a total of 128 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as three notices to those on the courtesy mailing list for the Roosevelt Park Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. LAND USE POLICY. The Commission finds that the Project is consistent with the goals and policies of the General Plan and the Florence-Firestone Community Plan because the IH (Heavy Industrial) land use designation is intended for heavy industrial uses, including heavy manufacturing, refineries, and other labor and capital intensive industrial activities, such as this Project.

16. GOALS AND POLICIES. The Commission finds that the Project is consistent with the following policies of the General Plan and the Florence-Firestone Community Plan:

Land Use and Economic Development Elements

Policy LU 5.2 (Land Use Element): Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.

Policy ED 2.7 (Economic Development Element): Incentivize economic development and growth along existing transportation corridors and in urbanized areas.

The Project is an outdoor vehicle storage yard with the accessory sale of used and salvaged vehicles that is currently a major hub for recycled automobiles. The business receives vehicles that have not been dismantled but are sometimes damaged and may otherwise be deemed inoperable, deemed a total loss or otherwise not replaceable by insurance companies, and/or recovered stolen vehicles that insurance companies have already reimbursed. The business performs no work on the Project Site and vehicles leave in the same condition they arrived. The accessory sale of used and salvaged vehicles is conducted online, not on the Project Site, although customers sometimes pick up vehicles onsite. Customers are not allowed to salvage portions of vehicles on the Project Site.

The approval of the Project will allow the business to continue meeting local and regional needs for more affordable automobiles and auto parts and its continued operation will promote the diversification of commercial and retail services in the community. The Project Site has been occupied by auto-oriented uses since the 1970's and is a thriving remnant of the historical industrial sector in the community. In addition, the approval of the Project will provide local employment opportunities and incentivize economic development and growth in a manner that benefits the safety and wellbeing of the community, compared to haphazard growth that worsens land use incompatibilities.

Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.

Policy ED 2.2 (Economic Development): Utilize adequate buffering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.

The Project is in the M-2 Zone, where the proposed outdoor vehicle storage yard is permitted with the approval of a CUP. However, the surrounding areas west, northwest and southwest of the Project Site are primarily in the R-3 Zone and these areas are occupied by single-family and multiple-family residences. The siting of an industrial zone in proximity to a residential zone, or in proximity to sensitive land uses in general, is not an encouraged planning practice and would not occur per current standards, but the existing land use and the surrounding residences are a result of historical land use patterns originally intended to provide workforce housing in proximity to large industries located along the Alameda Corridor.

The Project's conditions of approval will require compliance with Title 22, which will assist in mitigating operational and visual impacts on the nearby residences and the larger community. The permittee will be required to install a five-foot-wide landscaping and tree buffer along the street-facing perimeters of the Project Site. The permittee will also be required to install new ten-foot-tall steel walls that will be of a uniform material, design, finish, and neutral color. The improvements to the Project's image will increase the curb appeal of the business and surrounding land uses.

By allowing this outdoor vehicle storage yard to continue operating, the County demonstrates its support of industrial commerce and local employment opportunities, provided that the property owner and the business operator are good neighbors and conduct their business in a responsible manner towards the community. To ensure that the Project's conditions of approval are met and maintained, LA County Planning Zoning Enforcement staff will conduct biannual site inspections for the duration of the CUP grant term of 10 years (a total of 20 site inspections), and the permittee will be required to post permanent signs near the business' pedestrian entrance (facing Alameda Street) and on the rear wall visible to the adjacent residences (facing Lou Dillon Avenue) with contact information for the site manager and for LA County Planning Zoning Enforcement staff so the community can report potential complaints.

Florence-Firestone Community Plan

Policy I 1.1: Industrial Use Revitalization. Support the growth, revitalization and diversification of industrial uses, and ensure compatibility with nearby and uses.

Policy I-1.2: Alameda Corridor. Focus industrial development efforts along the Alameda Corridor, where buffered from sensitive land uses and where there is space to accommodate upgrades to facilities and operations to meet the highest levels of environmental compliance.

Since the 1960's, the trend of deindustrialization has gradually dismantled the industrial manufacturing base located in the Florence-Firestone community. Today, there are still pockets of industrial land uses scattered in this community, with most concentrated along the Alameda Corridor, such as the subject Project. The Project's continued operation, with adherence to its conditions of approval, will align with Florence-Firestone Community Plan Policy I-1.1 by not only supporting viable businesses but also the diversification of industrial uses, which will in turn offer diverse employment opportunities. The Project's compliance with Title 22 and the CUP's conditions of approval will improve compatibility with nearby residential uses by adding new landscaping to the widened setback areas surrounding the Project Site. In addition to the new five-foot-wide landscaping buffer and trees, the permittee will make substantial aesthetic improvements by installing new fencing and gates that will be of a consistent material and neutral color. Most importantly, the improvements made to the internal configuration of the Project Site and compliance with operational conditions will prevent traffic from backing up on Alameda Street due to loading and off-loading activities and will prevent operational activities and auto parts from occupying the public right-of-way.

ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the M-2 zoning classification because principal business activities located outside an enclosed structure, such as outdoor vehicle storage yards, that are located within 250-feet of Residential Zones or sensitive uses are allowed in such zone with a CUP pursuant to County Code Section 22.324.070.C.4. (Florence-Firestone CSD Industrial Zone Specific Development Standards).
18. **FLOOR AREA RATIO.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.22.060 (M-2 Zone Development Standards). The Project has a Floor Area Ratio of 0.006, which is within the maximum allowable of 1.0 for the M-2 Zone.
19. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.430 (Outdoor Storage). This County Code Section provides development standards for fences and walls and requires fences and walls to be of a uniform height between 8 and fifteen feet and requires fences and walls of ten feet in height to be set back at least three feet from the property line to accommodate a three-foot-wide landscaped buffer. The fence and wall

materials may be constructed of metal panels at least 0.024 inch thick, of masonry, or of other comparable materials. In addition, this County Code Section requires fences and walls to be constructed of solely new materials and in a workman-like manner, requires fences and walls to be painted a uniform color, excluding black, and requires fences and walls to be free of painted signs and posters. The Project's proposed perimeter walls will be constructed with 10-foot-tall steel panels that are uniform in height and color. The walls will be installed five feet from the Project Site's property lines, which provides a buffer that is two feet wider than the three-foot-wide minimum that is required by this County Code Section.

20. **LANDSCAPING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.430 (Outdoor Storage). This County Code Section provides development standards for landscaping and requires at least one square foot of landscaping for each linear foot of street frontage. This County Code Section states that no planting area shall have a horizontal dimension of less than three feet, requires a permanent irrigation system to be installed, and requires the permanent irrigation system to satisfactorily water all planting areas. The Project Site's four street frontages total 2,559 linear feet. With the addition of the minimum three-foot-wide planting dimensions, the total required landscaped area is 7,677 square feet. The permittee will provide a five-foot-wide landscaped buffer instead of a three-foot-wide landscaped buffer along the Project Site's perimeter, which will include a total of 12,288-square-feet of landscaping. In addition, the permittee will provide a permanent irrigation system in compliance with this County Code Section.
21. **OUTDOOR STORAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.140.430.C.5 (Outdoor Storage). The Project will have adequate grading and drainage and all products stored outdoors will not be stored above the height of the fence or wall or within 10 feet of the fence or wall. The automobiles stored at this facility will not be stacked, will not be stored above the wall height, and will not be visible from the public right-of-way, except from the current parking lot. The permittee proposes to reconfigure the automobile storage areas so that there will be a 10-to-15-foot distance between the perimeter wall and the storage areas.
22. **PAVEMENT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.140.120.D, although the Project is a vehicle storage yard and is not an automobile dismantling yard, an automobile impound yard, or a junk and salvage yard. The vehicle storage yard will be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way. The permittee will install asphalt surfacing or an oil and aggregate mixture to the automobile storage areas on the property.
23. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070. The parking requirements applicable to this Project are as follows: Office land uses require one parking space for every 400 square feet and open storage yard land uses require one parking space for every 7,000 square feet. The Project includes a 2,733-square-foot office space area and a 294,642-square-foot open storage yard area. Therefore, the Project requires 60 onsite parking

spaces, which is the amount that will be provided by the Project. Although new automobile loading facilities are not a requirement of Title 22, the rearrangement of the onsite parking layout will include an approximately 12,000-square-foot drop lot for vehicle loading and queuing.

24. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.126.030 (Tree Planting Requirements). The Project is required to provide a minimum of three trees for every 10,000 square feet of developed lot area. The Project Site is 429,642 square feet, which when divided by 10,000 square feet, results in the requirement of 128.8 trees, which is rounded up to 129 trees. The Project will include 129 trees.

25. **FLORENCE FIRESTONE CSD.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.324.070.C. The Project is consistent with the following applicable standards of the CSD. The Project Site is approximately 429,642 square feet in gross area and is above the CSD's minimum lot size requirement of 15,000 square feet. The Project Site's lot coverage (building area) is six and a half percent and is below the CSD's lot coverage maximum allowance of 70 percent. The CSD's community-wide development standards addressing graffiti and site maintenance are a part of the Project's conditions of approval.

CONDITIONAL USE PERMIT FINDINGS

26. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project Site has been occupied by automotive-related uses since 1970, when Special Permit No. 2022-(2) was approved. The Project is located along a section of the busy Alameda Corridor that is predominantly zoned for heavy manufacturing, light manufacturing, and commercial manufacturing. Single-family residences and multi-family residences are located to west of the Project Site and this section of the Alameda Corridor. This section of the heavily industrialized Alameda Corridor has a defined history and provides alternative market options to big box stores and other retail services.

Copart is a viable business in a community that has had struggles since the decline of the area's large scale manufacturing industry, which took away jobs and investments. The community wants to have a thriving business that provides jobs and contributes to the area's economy. However, the community has experienced long-term negative externalities associated with the business' operations. The property owner and business owner did not comply with some of the conditions of CUP No. 1525-(2), leading to a deterioration of the property's exterior façade and creating the appearance of an "abandoned" lot, as mentioned by a neighboring resident (see Finding 12). Some residents have expressed concerns that Copart is not doing their fair share to be a responsible neighbor in the community. These concerns are compounded by the impacts introduced by the unhoused population present in the surrounding area, illegal

trash dumping along the streets adjoining the Project Site and in the surrounding area, and the negligence of the surrounding businesses and their clientele in complying with Title 22, including CUP conditions regulating business activities, and the negligence of surrounding businesses in otherwise maintaining their properties.

The approval of the Project is the first step in bringing the Project Site into full compliance with Title 22 because it is currently operating without a CUP, and the subject CUP's conditions of approval will address the implementation and maintenance of the following:

- Installation of new ten-foot-tall steel perimeter walls and gates that are set back five-feet from the property line;
- Painting or coating the perimeter ten-foot-tall steel wall with a non-sacrificial anti-graffiti coating to prevent paint adherence to the underlying material and for easy removal;
- Installation of a five-foot-wide landscaped buffer all along the Project Site's street frontages;
- Installation of 129 15-gallon trees along the landscaped buffer;
- Installation of a permanent irrigation system capable of reaching and watering the perimeter landscaping and trees;
- Paving the Project Site's open storage yard area with asphalt or an oil and aggregate mix to prevent engine oils and harmful fluids from potentially contaminating the soil;
- Installation of informational signs to be posted near the Copart's pedestrian entrance (facing Alameda Street) and on the rear perimeter wall (facing Lou Dillon Avenue) with contact information (phone numbers) for the site manager and for LA County Planning Zoning Enforcement staff so the community can report potential complaints.

The Project does not otherwise constitute any threat or endanger the persons in the nearby vicinity, nor constitute a menace to the public health, safety, or general welfare.

27. The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The Project's proposed site plan is designed to be consistent with Title 22 and is capable of accommodating the required walls, fences, signs, parking, landscaping, and use specific development standards. The Project complies with all applicable development standards for walls, fences, parking, landscaping, tree planting, and outdoor storage standards as described above. It blends well with the surrounding industrial uses along South Alameda Street, including other similar automotive-related uses in the immediate vicinity.

28. The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and

quantity of traffic such use would generate, and by other public or private service facilities as are required. The Project Site is adequately served by the 110 Freeway to the west, the 105 Freeway to the south, and the 710 Freeway to the east. The primary access to the Project Site is via Alameda Street, which is a Secondary Highway with two lanes in either direction, sufficiently capable of serving the existing use. The Project Site has been occupied by similar automotive-related uses since 1970 and the outdoor vehicle storage yard's continued operation, with a reduction in operational capacity, will not generate additional traffic flow, nor will it require improvements to the public infrastructure in the immediate vicinity.

29. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 10 years.

ENVIRONMENTAL FINDINGS

30. The Commission finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15301 and 15303 (Class 1 Categorical Exemption, Existing Facilities, and Class 3 Categorical Exemption, New Construction or Conversion of Small Structures). The Project involves an existing establishment and does not include any expansion to its current site and operation. The required site modifications are cosmetic improvements and fall well within the building parameters of the Class 3 Categorical Exemption. In addition, the proposed modifications will minimally scale down scale down the outdoor automobile storage area due to the 10-to-15-foot setback of the automobile storage areas from the new steel walls. Furthermore, no exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project is not located in an environmentally sensitive area, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, there are no exceptions to the proposed exemptions and the exemptions still apply to the Project.

31. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15301 and 15303 (Class 1 Categorical Exemption, Existing Facilities, and Class 3 Categorical Exemption, New Construction or Conversion of Small Structures); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2022000061**, subject to the attached conditions.

ACTION DATE: October 25, 2023

VOTE: 5:0:0:0

Concurring: Duarte-White, Louie, O'Connor, Moon, and Hastings

Dissenting: 0

Abstaining: 0

Absent: 0

MG:CS:CN

October 12, 2023

c: Each Commissioner, Zoning Enforcement, Building and Safety

PROJECT NO. PRJ2022-000029-(2)
CONDITIONAL USE PERMIT NO. RPPL2022000061

EXHIBIT C
FINDINGS
PAGE 17 OF 17

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-000029-(2)
CONDITIONAL USE PERMIT NO. RPPL2022000061

PROJECT DESCRIPTION

The project is a Conditional Use Permit (“CUP”) to authorize the continued use, operation, and maintenance of an outdoor vehicle storage yard with the accessory sale of used and salvaged vehicles (“Project”) subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8, shall be effective immediately upon the date of final approval of this grant by the County.
3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring

the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). The recordation of the Affidavit of Acceptance and Conditions of Approval shall be completed within **sixty (60) days** from the date of final approval of this grant by the County. In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on October 25, 2033.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new CUP application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve (12) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within sixty (60) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the outdoor vehicle storage yard and satisfaction of Condition No. 2 shall be considered use of this grant.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$4,000.00**,

which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of this grant. The fund provides for **ten bi-annual for a total of twenty (20) inspections. One inspection shall occur at the end of twelve (12) month period (October 25, 2024) granted for the permittee to complete the site improvements outlined in Condition Numbers 30 through 39.** Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. If the property is found in violation of these conditions of approval during an inspection and a Final Zoning Enforcement Order ("FZEO") is issued, upon receipt of the FZEO the permittee shall be subject to a penalty for violating any provisions of this grant in an amount determined to by the Director of Regional Planning ("Director"), not to exceed \$1,000 per day per violation. If the permittee is dissatisfied with an FZEO, the permittee may appeal the FZEO to a Hearing Officer pursuant to County Code Section 22.242.070 within 15 days of the Compliance Date noted on the FZEO.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations).
12. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
13. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
14. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the

business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

15. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff or any County Zoning Enforcement inspector. The manager and all employees of the facility shall be knowledgeable of the conditions herein. The permittee shall post the conditions of this grant in the office.
16. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **a digital copy** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT-SPECIFIC CONDITIONS

17. This grant shall authorize the continued use, operation, and maintenance of an outdoor vehicle storage yard with the accessory sale of used and salvaged vehicles.
18. The permittee shall keep a record of complaints, including the date and time of each complaint, the nature of each complaint, and actions taken to identify and mitigate each complaint. This record of complaints shall be furnished to any LA County Zoning Enforcement inspector upon request.
19. Banners are not permitted signage pursuant to County Code Section 22.114.040. The permittee shall remove all existing banner signs mounted on the Project Site's walls and shall submit a sign plan in accordance with County Code Chapter 22.114 (Signs) **within sixty (60) days** from the date of final approval of this grant by the County.
20. Electrified fences and barbed wire/concertina wired fences are prohibited. The permittee shall remove the electrified fencing and barbed wire fencing from the perimeter walls **within sixty (60) days** from the date of final approval of this grant by the County.
21. Vehicles and automobile parts shall not be stored at a height greater than that of the surrounding wall and shall not be temporarily placed or stored outside the enclosed yard area or in the public right-of-way.

22. All parking spaces shall be kept accessible for customer and employee parking and shall not be used for the storage of collected recyclable materials, junk, salvage, or any other materials or equipment.
23. Ingress and egress routes for deliveries shall be restricted to East 85th Street. The permittee shall provide adequate areas to enable trucks to circulate onsite. Trucks shall be prohibited from backing into the site from public rights-of-way. Truck deliveries and the loading and unloading of equipment, vehicles, and auto parts are limited between the hours of 8 A.M. to 5 P.M.
24. All onsite vehicular circulation shall be maintained as depicted on the approved Exhibit "A" to the satisfaction of LA County Planning.
25. All public right-of-ways directly adjacent to the property (alleyways, sidewalks, and streets) shall be maintained clean and clear. No business-related activities shall occur outside of the perimeter walls.
26. If a land use-related complaint is filed against the business operation, the Director may require the permittee to hold a community meeting to address such issues in a manner that meets the Director's satisfaction. If required by the Director, the permittee shall meet with the community to discuss identified issues or concerns. The meeting shall occur at a location that is close and convenient to the members of the community that reside within a 500-foot radius of the Project Site. The permittee shall provide a notice of the meeting to the current property owners and occupants within a 500-foot radius of the Project Site. To show evidence of compliance with this requirement, at minimum, the permittee shall provide the Director with copies of the meeting notices, the address list used for the notices, the meeting minutes describing the issues addressed, and the proposed action(s) to mitigate the issues raised.
27. The permittee shall comply with all conditions set forth in the attached County Fire Department Letter dated October 12, 2023.
28. The permittee shall comply with all conditions set forth in the attached County Department of Public Works Letter dated August 31, 2023.
29. The permittee shall comply with all conditions set forth in the attached County Public Health Department Letter dated May 2, 2023.

PERMIT-SPECIFIC CONDITIONS: SITE IMPROVEMENTS

30. The permittee shall install new ten-foot-tall galvanized steel walls and gates (proposed off of East 85th Street) along the perimeter of the property to replace the existing deteriorated walls. The new walls and gates shall be constructed of steel panels, at least 0.024 inches thick, and painted with a "baked on" enamel or similar permanent finish. The fences and gates shall be of uniform color (excluding black) which blends with the surrounding terrain and improvements. All walls and gates shall be well-maintained at all times to the satisfaction of LA County Planning.

31. The new walls and gates shall be coated with a non-sacrificial graffiti resistant coating which is capable of preventing the adherence of paint onto a surface material and prevents permanent damage and staining from commercially available spray paints.
32. The new walls and gates shall be set back a minimum of five (5) feet from the property lines. The areas between the walls and the property lines shall be fully landscaped with an attractive ground cover, tree hedges, and/or shrubs to enhance the site and this landscaping shall be maintained in healthy condition. The permittee shall use the [County's Native Plant Guide](#), and select drought resistant native vegetation. In addition, climbing vines such as Algerian Ivy, Grape Ivy and Creeping Fig shall be planted in sufficient amounts to buffer the perimeter walls and to prevent graffiti and vandalism. The perimeter landscaping area shall be maintained in a neat and healthful condition, including weeding, removal of litter, and replacement of plants to the satisfaction of LA County Planning.
33. The permittee shall install a permanent watering system or provide hose bibs which satisfactorily irrigate all planted areas. When hose bibs are utilized, they shall be located to permit the watering of all planted areas with a 50-foot hose.
34. The permittee shall plant a total of 129 15-gallon trees along the Project Site's landscaped buffer as depicted on the Project's approved Exhibit "A."
35. The permittee shall provide a total of sixty (60) parking spaces as depicted on the Project's approved Exhibit "A." The spaces shall comply with County Code Section 22.112.000 (Parking).
36. Where the outdoor automobile storage areas are unpaved, the permittee shall pave those areas with asphalt surfacing or an oil aggregate mixture to prevent emission of dust or tracking of mud onto the public-right-of-way, and in places where the asphalt has been damaged, repairs shall be performed where needed to the satisfaction of LA County Planning.
37. Where the new patron and employee parking area is proposed on the Project's approved Exhibit "A," the permittee shall install cool paving, or modified asphalt with high solar reflectance materials, or treat asphalt after installation to raise reflectance.
38. The permittee shall install a "No Vehicle Idling or Queuing" sign visible from the public right-of-way near the Project Site's vehicular entrance off of East 85th Street. The sign shall have minimum dimensions of two (2) feet by three (3) feet and shall be maintained clear of visual obstructions.
39. The permittee shall post signs in English and Spanish near the main pedestrian entrance facing South Alameda Street and at the rear of the property facing Lou Dillon Avenue with the contact phone numbers for the site's general manager and LA County Planning Zoning Enforcement for reporting any problems which may occur related to the operation of the facility. The signs shall have the minimum dimensions of two feet by three feet in size, shall be visible from the public right-of-way, and shall be kept clear of visual obstruction.

40. **The site improvements required by Condition Numbers 30 through 39 shall be fully implemented by October 25, 2024.** If this does not occur, in accordance with Condition Number 11, the Commission or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations).

Attachments:

- Exhibit D-1 County Fire Department Letter dated October 12, 2023.
Exhibit D-2 County Department of Public Works Letter dated August 31, 2023.
Exhibit D-3 County Public Health Department Letter dated May 2, 2023.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2022000061	PROJECT NUMBER:	Used Auto Sales@S Alameda St
CITY/COMMUNITY:	Florence-Firestone	STATUS:	Cleared
PROJECT ADDRESS:	8311 S Alameda Street Los Angeles, CA 90001	DATE:	10/12/2022

CONDITIONS

1. The proposed CUP for the continued use and proposed on-site access modifications is accepted by the Land Development Unit. Submit plans to the local area office for the approval of the modification shown and verification of compliance for turning movements, circulation and gate details.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

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

August 31, 2023

IN REPLY PLEASE

REFER TO FILE: **LD-4**

TO: Carmen Sainz
Metro Development Services
Department of Regional Planning

Attention Christina Nguyen

FROM: James Chon
Land Development Division

CONDITIONAL USE PERMIT (RPPL2022000061)
8423 SOUTH ALAMEDA STREET
ASSESSOR'S MAP BOOK 6026, PAGE 32,
PARCELS 2, 8, 10, 11, 12, 13, 14, 16, 17, AND 18
UNINCORPORATED FLORENCE—FIRESTONE

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes a Conditional Use Permit to authorize an existing junk and salvage yard with the sale of used and salvaged vehicles in an M-2 Zone.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

1. Street

- 1.1. Prior to issuance of a grading or building permit, submit street improvement plans to Public Works, through the EPIC-LA portal under "Public Improvement Plans: Street Plans," that reflects the following for review and approval:

Be advised that we currently have no known County construction project within the limits of your project. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would restrict any pavement work for two

years. Exceptions could be made if acceptable rehabilitation measures are provided. The applicant is encouraged to monitor <https://pw.lacounty.gov/gmed/lacroads/Find.aspx> periodically to determine if any future County projects have been scheduled or to determine whether a pavement moratorium currently exists along streets fronting the project location.

- 1.1.1. Provide and maintain 10' x 10' pedestrian sight triangles from all driveways to the back of the sidewalk. This means there shall be no solid structures such as fences, walls, or landscaping more than 3.5 feet high within the pedestrian sight triangles.
- 1.1.2. Close all unused driveways on Alameda Street, 83rd Street, 85th Street, and Lou Dillon Avenue with standard curb, gutter, and sidewalk.
- 1.1.3. Dedicate street right of way for a corner cut-off, based on a 35-foot curb return radius, on the northwest corner of South Alameda Street and 85th Street.

For questions regarding the dedication process, contact Diego Rivera of Public Works, Land Development Division, at (626) 458-4902 or dirivera@pw.lacounty.gov.

- 1.1.4. Execute an Agreement to Improve for the street improvements and dedication.
 - 1.1.5. Reconstruct the curb ramp on the northwest corner of South Alameda Street and 85th Street to meet Americans with Disabilities Act requirements.
- 1.2. Prior to issuance of a Certificate of Occupancy, construct all required street improvements.

For questions regarding the street conditions, please contact Sam Richards of Public Works, Land Development Division, at (626) 458-4921 or srich@pw.lacounty.gov.

If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

DK:la



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



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Kathryn Barger
Fifth District

May 02, 2023

TO: Carmen Sainz
Supervising Regional Planner
Department of Regional Planning

Attention: Christina Nguyen

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2022000061
8423 S. ALAMEDA STREET LOS ANGELES CA 90001**

Thank you for the opportunity to review the subject project for a Conditional Use Permit. This project proposes a new semi-truck trailer parking, new retaining walls along east and south property lines, new one story 1,500 square feet office building.

The applicant provided a copy of the Annual Secured Property Tax Bill for fiscal year July 01, 2022, to June 30, 2023, with Assessor's ID: 6026 032 002 & 6026 032 010 indicating the consolidated sewer fee listed as one of the direct assessments.

- ☒ Public Health recommends the approval of the aforementioned project with the following conditions to be fulfilled at the permitting stage before the installation of any interactive water features.

- ☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

1.1 Noise

- 1.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to:

12.08.390 Exterior Noise Standards

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

At residential properties between 7:00 am to 10:00 pm (daytime):

Standard No. 1 shall be the exterior noise level which may not be exceeded 50 dB for a cumulative period of more than 30 minutes in any hour.

Standard No. 2 shall be the exterior noise level which may not be exceeded 55 dB for a cumulative period of more than 15 minutes in any hour.

Standard No. 3 shall be the exterior noise level which may not be exceeded 60 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 65 dB for a cumulative period of more than one minute in any hour.

Standard No. 5 shall be the exterior noise level which may not be exceeded 70 dB for any period of time.

At residential properties between 10:00 pm to 7:00 am (nighttime):

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Standard No. 2 shall be the exterior noise level which may not be exceeded 50 dB for a cumulative period of more than 15 minutes in any hour.

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At commercial properties between 7:00 am to 10:00 pm (daytime):

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Standard No. 3 shall be the exterior noise level which may not be exceeded 70 dB for a cumulative period of more than five minutes in any hour.

Standard No. 4 shall be the exterior noise level which may not be exceeded 75 dB for a cumulative period of more than one minute in any hour.

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At Noise Sensitive Receptors (Anytime):

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12.08.440 Construction Noise

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited.

- A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	75 dBA	80 dBA	85 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all-day Sunday and legal holidays	60 dBA	64 dBA	70 dBA

- B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	60 dBA	65 dBA	70 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all	50 dBA	55 dBA	60 dBA

Carmen Sainz

May 02, 2023

Page 5 of 5

day Sunday and legal holidays			
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For questions regarding above comments, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Program at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va

DPH_CLEARED_8423 S. ALAMEDA STREET LOS ANGELES CA 90001_RPPL2022000061_05.02.2023



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

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

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

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

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

This Conditional Use request is to permit an existing used automobile sales use that does not negatively impact the surrounding residential community, and fits with the other heavy industrial uses in the neighborhood. Because the use is already in operation without causing any harm or posing any safety concerns to the residential community to the west and north, it is clear permitting the Conditional Use is appropriate. Additionally, the operations at the site occur within normal business hours (7AM - 5PM) ensuring site operations are conducted at times when the residential neighborhood would not be adversely impacted. The Conditional Use Permit is required because the used automobile sales use occurs outside within 250 feet of a residential zone. There are numerous other businesses in the area that conduct activities outside.

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.

As indicated in the Project Narrative, the proposed site is in compliance with Title 22, Planning and Zoning, and the Florence-Firestone Community Standards District and Community Plan. The required and provided parking calculations are detailed on the Planning Submittal Set, as well as the required landscape buffer. The Applicant is submitting a CSD Modification Application form to accommodate a two-foot landscape buffer, and waive the tree requirement.

C. That the proposed site is adequately served:

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

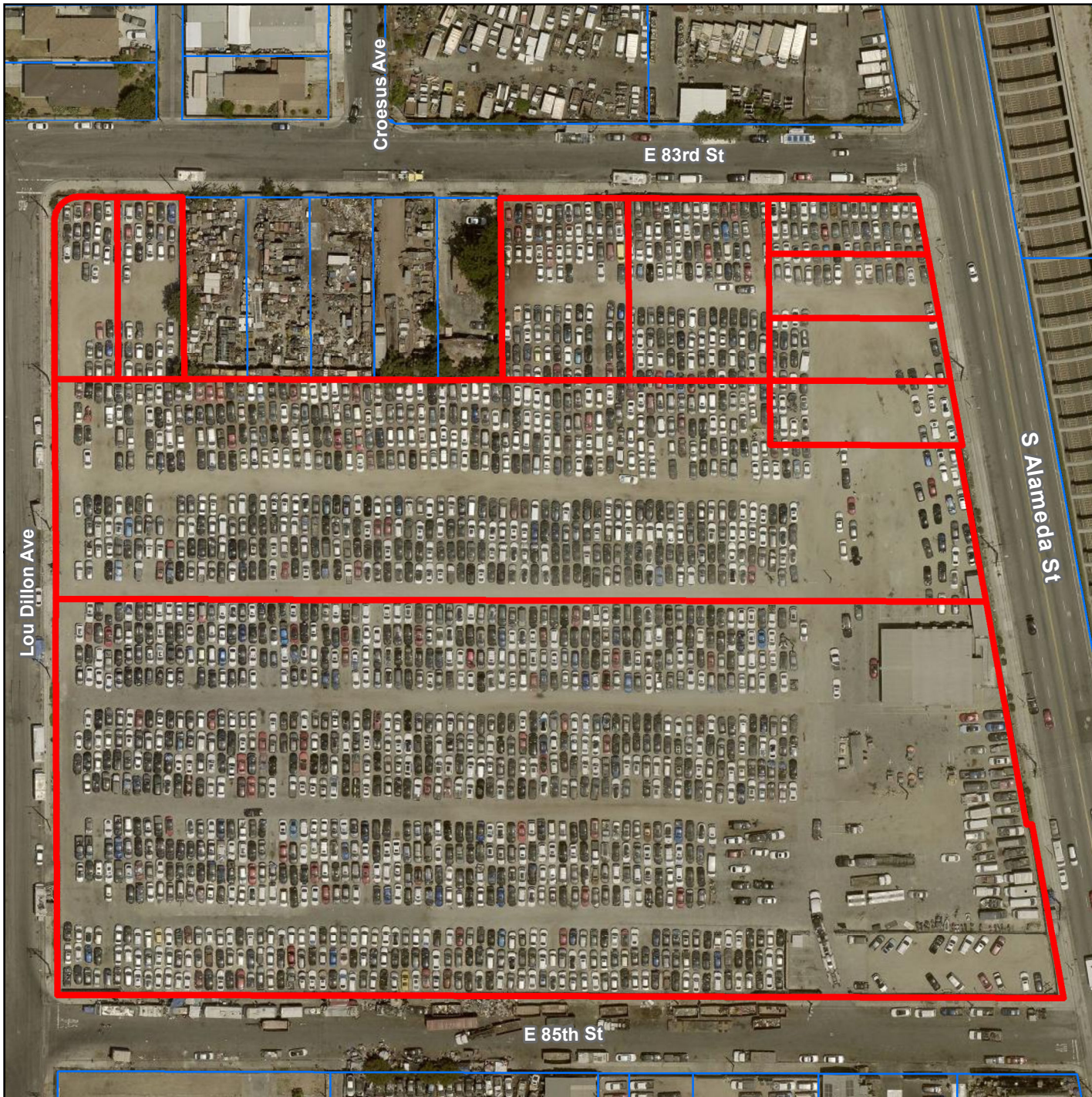
The site is located within the Florence-Firestone Community Plan Area, which marks the site and surrounding area to the north, east, and south for Heavy Industrial land use. This area is well served by the existing street and highway connections to allow heavy industrial uses. The site is already served by existing facilities, and this Conditional Use application does not propose changes that would render the site inadequately served. Additionally, because this use is already in operation, approval of a Conditional Use permit will not generate any changes to the quantity of traffic for the site.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: October 25, 2023
PROJECT NUMBER: PRJ2022-000029-(2)
PERMIT NUMBER(S): Conditional Use Permit No. RPPL2022000061
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 8423 South Alameda Street, Florence-Firestone
OWNER: Martin L. Schmidt
APPLICANT: Copart, Inc.
CASE PLANNER: Christina Nguyen, Regional Planner
cnguyen@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies for Class 1 (Existing Facilities) and Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption under State CEQA Guidelines Section 15301 and Section 15303.

The Project involves an existing establishment operating and does not include any expansion to its current site and operation. The required site modifications are cosmetic improvements and fall well within the building parameters of the Class 3 Categorical Exemption. In addition, the proposed modifications will minimally scale down the outdoor automobile storage area due to the 10-to-15-foot setback of the automobile storage areas from the new steel walls. The Project does not qualify for an exception to an exemption per Section 15300.2 of the California Code of Regulations because it is not located in an environmentally sensitive area, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, there are no exceptions to the proposed exemptions and the exemptions still apply to the Project.



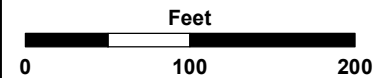
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2022-000029

CUP RPPL2022000061

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2022



LA COUNTY
PLANNING

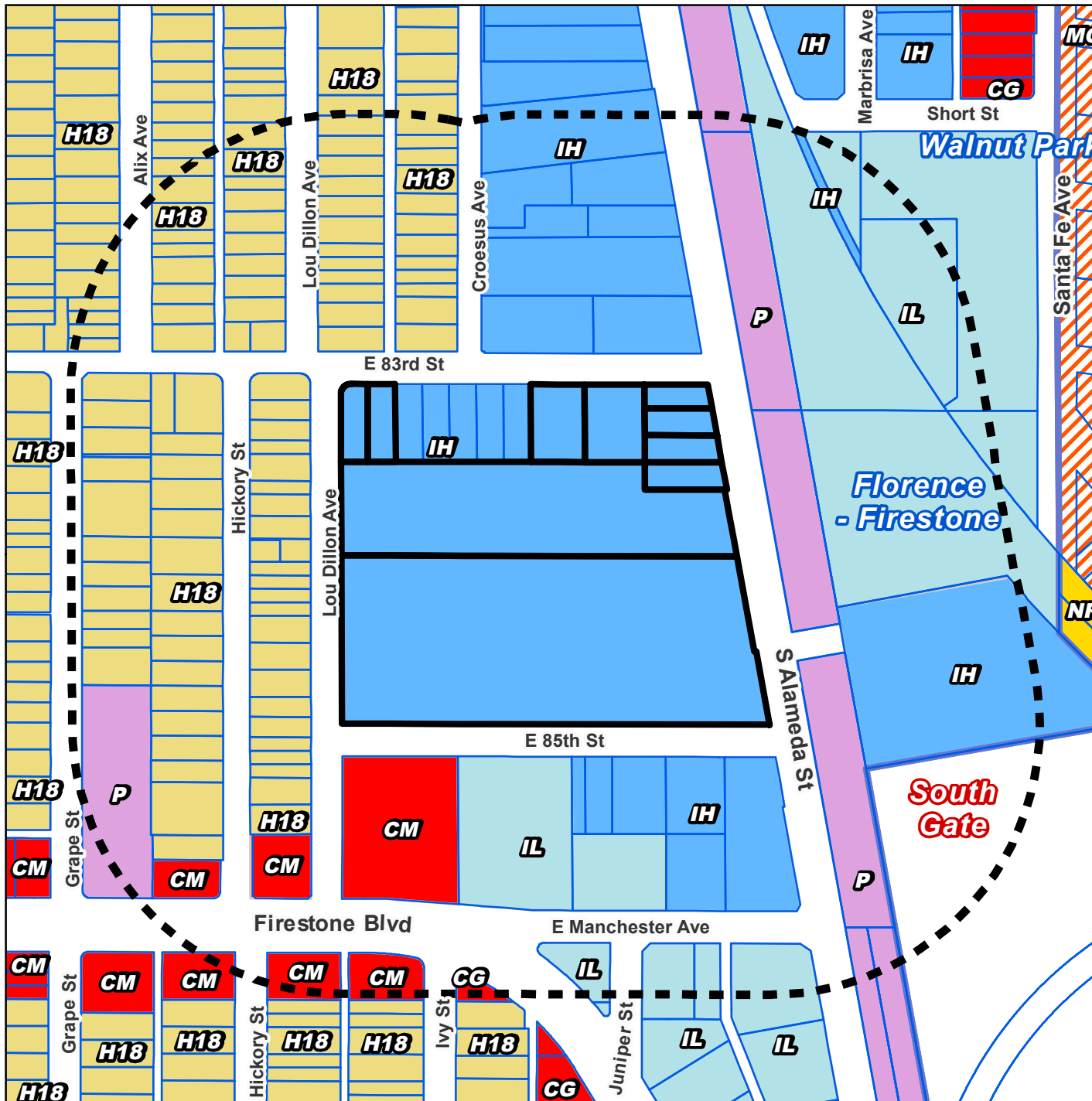
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

LAND USE POLICY

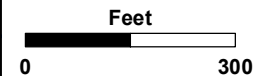
500-FOOT RADIUS MAP

PROJECT NO. PRJ2022-000029

CUP RPPL2022000061

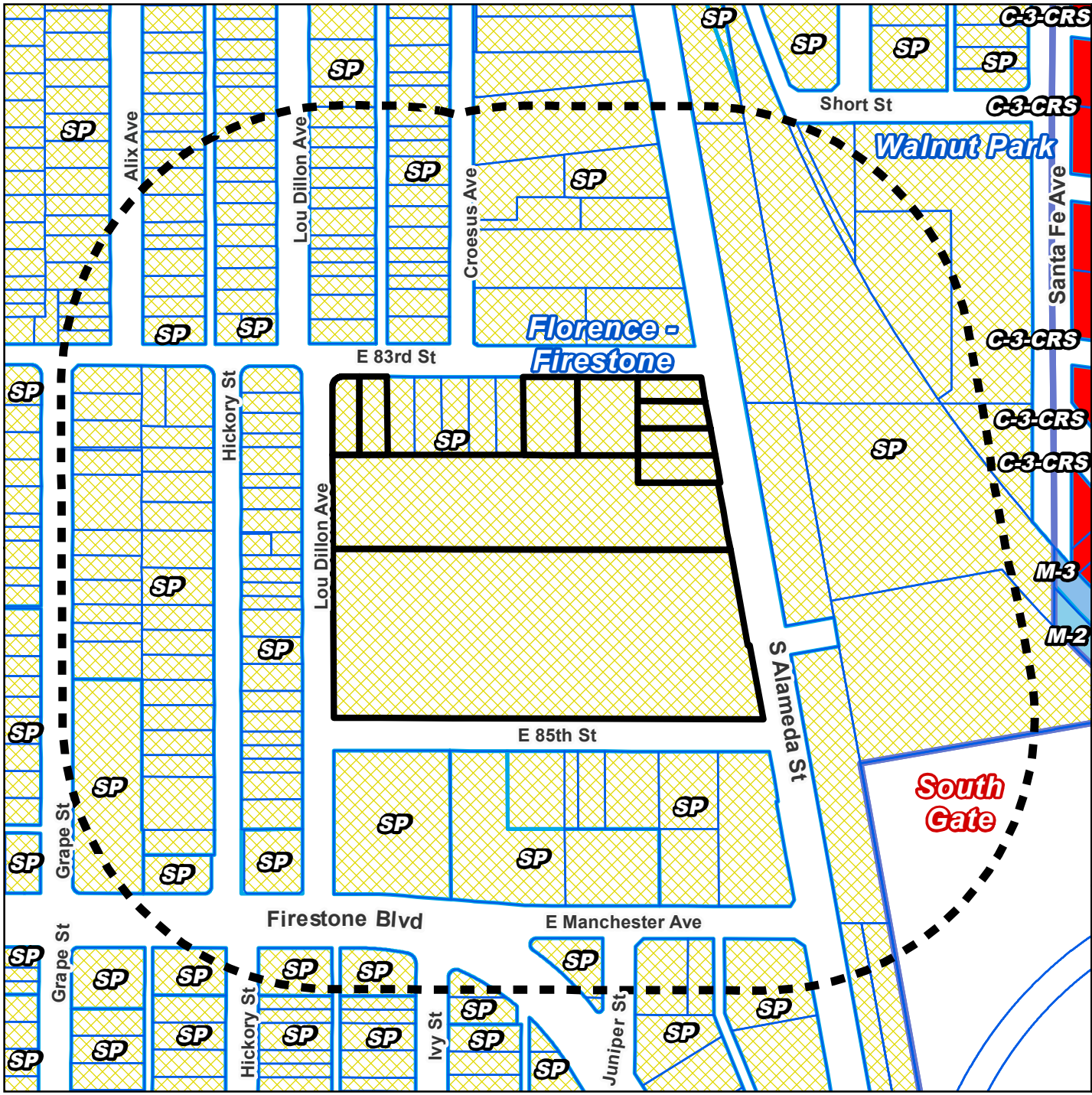


-  H18 - Residential 18
-  CG - General Commercial
-  CM - Major Commercial
-  IL - Light Industrial
-  IH - Heavy Industrial
-  P - Public and Semi-Public
-  NR - Neighborhood Revitalization (12 to 30 du/ac)
-  MC - Mixed Commercial



LA COUNTY
PLANNING

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







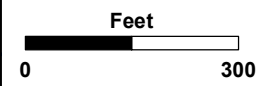
ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2022-000029

CUP RPPL2022000061

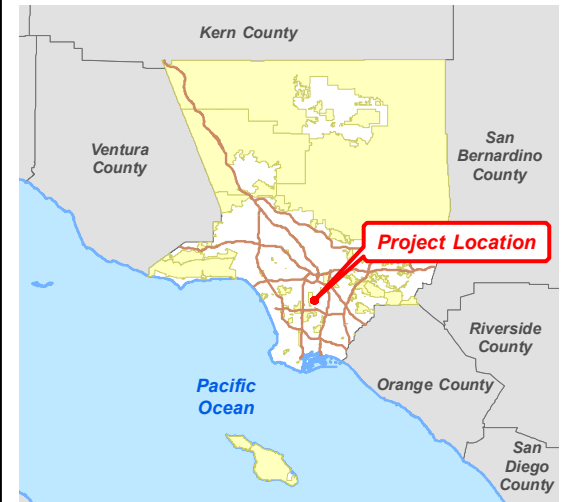
-  C-3 - General Commercial
-  M-2 - Heavy Manufacturing
-  M-3 - Unclassified
-  SP - Specific Plan



LA COUNTY
PLANNING

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

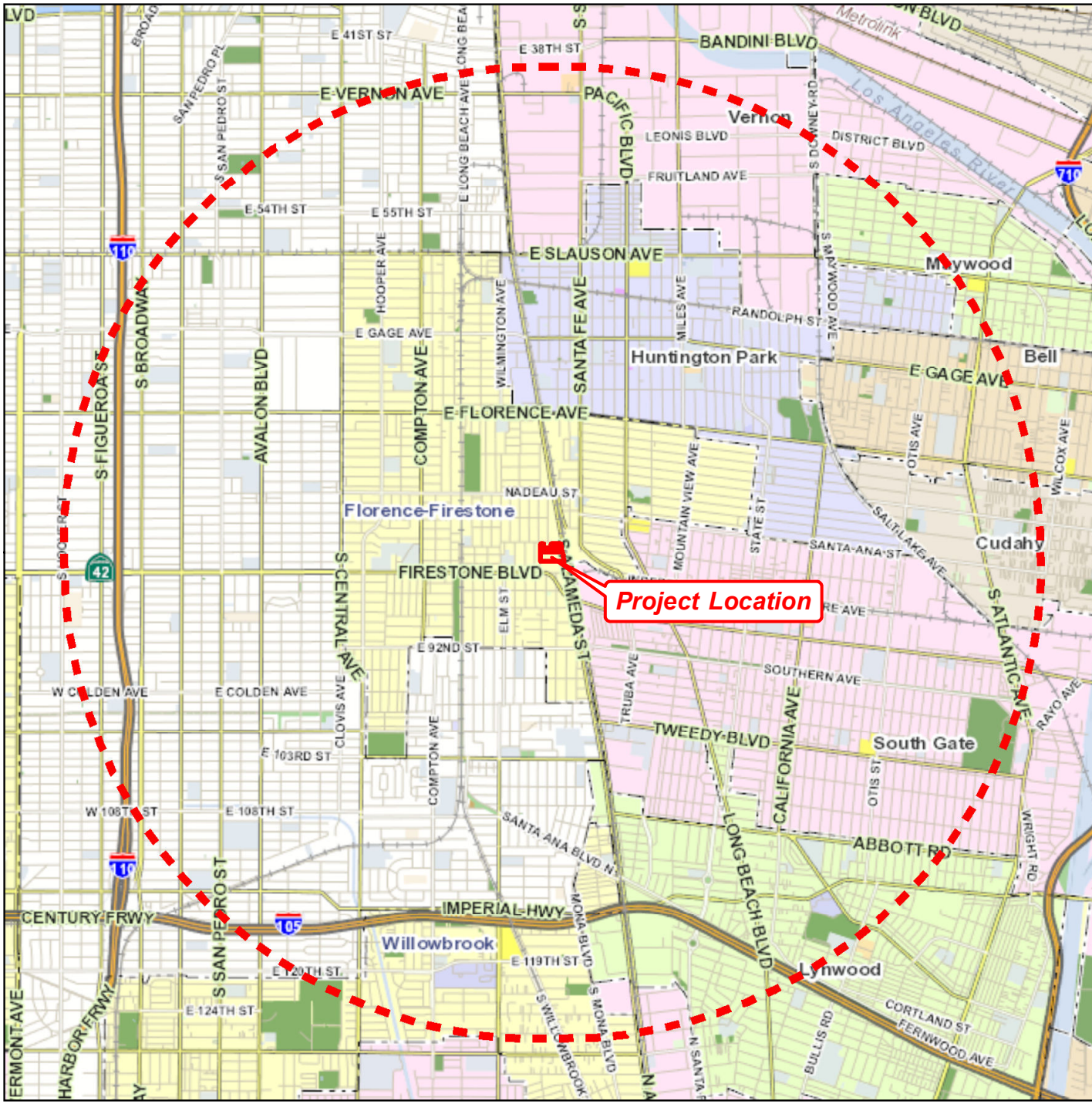
CUP RPPL2022000061



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



3-MILE RADIUS

LOCATOR MAP

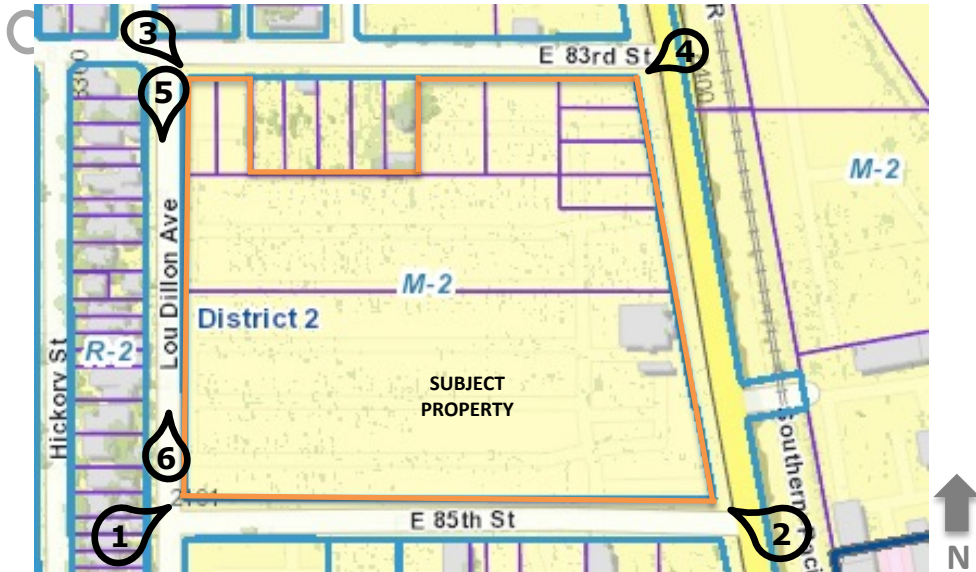
PROJECT NO. PRJ2022-000029

CUP RPPL2022000061



LA COUNTY
PLANNING

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



Map 1 – Key Map I



Aerial view of Subject Property



"Birds eye" view of Subject Property



Figure 1 – View of Subject Property from Southeast corner.



Figure 2 – View of Subject Property from Southwest corner.



Figure 3 – View of the Subject Property from Northwest corner.



Figure 4 – View of the Subject Property from Northeast Corner, facing south.



Figure 5 – View facing south down Lou Dillon Ave, Property on the left.



Figure 6 – View of the Subject Property, facing south



Project Site's vehicular entrance along East 86th Street



View from South Alameda Street looking in the south direction





At the corner of Lou Dillion Avenue and East
85th Street



At East 83rd Street looking east towards
South Alameda Street



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

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

August 31, 2023

IN REPLY PLEASE

REFER TO FILE: **LD-4**

TO: Carmen Sainz
Metro Development Services
Department of Regional Planning

Attention Christina Nguyen

FROM: James Chon
Land Development Division

CONDITIONAL USE PERMIT (RPPL2022000061)
8423 SOUTH ALAMEDA STREET
ASSESSOR'S MAP BOOK 6026, PAGE 32,
PARCELS 2, 8, 10, 11, 12, 13, 14, 16, 17, AND 18
UNINCORPORATED FLORENCE—FIRESTONE

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes a Conditional Use Permit to authorize an existing junk and salvage yard with the sale of used and salvaged vehicles in an M-2 Zone.

☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

1. Street

- 1.1. Prior to issuance of a grading or building permit, submit street improvement plans to Public Works, through the EPIC-LA portal under "Public Improvement Plans: Street Plans," that reflects the following for review and approval:

Be advised that we currently have no known County construction project within the limits of your project. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would restrict any pavement work for two

years. Exceptions could be made if acceptable rehabilitation measures are provided. The applicant is encouraged to monitor <https://pw.lacounty.gov/gmed/lacroads/Find.aspx> periodically to determine if any future County projects have been scheduled or to determine whether a pavement moratorium currently exists along streets fronting the project location.

- 1.1.1. Provide and maintain 10' x 10' pedestrian sight triangles from all driveways to the back of the sidewalk. This means there shall be no solid structures such as fences, walls, or landscaping more than 3.5 feet high within the pedestrian sight triangles.
- 1.1.2. Close all unused driveways on Alameda Street, 83rd Street, 85th Street, and Lou Dillon Avenue with standard curb, gutter, and sidewalk.
- 1.1.3. Dedicate street right of way for a corner cut-off, based on a 35-foot curb return radius, on the northwest corner of South Alameda Street and 85th Street.

For questions regarding the dedication process, contact Diego Rivera of Public Works, Land Development Division, at (626) 458-4902 or dirivera@pw.lacounty.gov.

- 1.1.4. Execute an Agreement to Improve for the street improvements and dedication.
 - 1.1.5. Reconstruct the curb ramp on the northwest corner of South Alameda Street and 85th Street to meet Americans with Disabilities Act requirements.
- 1.2. Prior to issuance of a Certificate of Occupancy, construct all required street improvements.

For questions regarding the street conditions, please contact Sam Richards of Public Works, Land Development Division, at (626) 458-4921 or srich@pw.lacounty.gov.

If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

DK:la



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2022000061	PROJECT NUMBER:	Used Auto Sales@S Alameda St
CITY/COMMUNITY:	Florence-Firestone	STATUS:	Cleared
PROJECT ADDRESS:	8311 S Alameda Street Los Angeles, CA 90001	DATE:	10/12/2022

CONDITIONS

1. The proposed CUP for the continued use and proposed on-site access modifications is accepted by the Land Development Unit. Submit plans to the local area office for the approval of the modification shown and verification of compliance for turning movements, circulation and gate details.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District


Janice Hahn
Fourth District

Kathryn Barger
Fifth District

May 02, 2023

TO: Carmen Sainz
Supervising Regional Planner
Department of Regional Planning

Attention: Christina Nguyen

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2022000061
8423 S. ALAMEDA STREET LOS ANGELES CA 90001**

Thank you for the opportunity to review the subject project for a Conditional Use Permit. This project proposes a new semi-truck trailer parking, new retaining walls along east and south property lines, new one story 1,500 square feet office building.

The applicant provided a copy of the Annual Secured Property Tax Bill for fiscal year July 01, 2022, to June 30, 2023, with Assessor's ID: 6026 032 002 & 6026 032 010 indicating the consolidated sewer fee listed as one of the direct assessments.

- ☒ Public Health recommends the approval of the aforementioned project with the following conditions to be fulfilled at the permitting stage before the installation of any interactive water features.

- ☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

1.1 Noise

- 1.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to:

12.08.390 Exterior Noise Standards

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Daily, 8:00 p.m. to 7:00 a.m. and all-day Sunday and legal holidays	60 dBA	64 dBA	70 dBA

- B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	60 dBA	65 dBA	70 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all	50 dBA	55 dBA	60 dBA

Carmen Sainz

May 02, 2023

Page 5 of 5

day Sunday and legal holidays			
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For questions regarding above comments, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Program at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va

DPH_CLEARED_8423 S. ALAMEDA STREET LOS ANGELES CA 90001_RPPL2022000061_05.02.2023

Christina Nguyen

From: Hector Barillas <hector323usa@gmail.com>
Sent: Monday, September 25, 2023 9:53 PM
To: Christina Nguyen
Subject: Project No. PRJ2022-000029-(2)/8423 South Alameda Street

CAUTION: External Email. Proceed Responsibly.

Greetings Christina,

I would like to express my concerns about the business request for the continue use, operation, and maintenance of their business. I am a resident who lives a short distance away and I am very disappointed with the fact that no one tells this business to renovate/beautify their business. Currently that place looks like an abandoned lot with trash and debris all around; It looks gross. Their walls look contaminated. That business produces lots of trash and their customers buy and sell their cars just down the street. I had to put a big fight to get them curbside sellers to be removed from our block but they just moved down the block, they also do their oil changes and repairs and just leave their used motor oil on sidewalks. This business needs to be shut down along with the other junk yard businesses in the area. I have complained a few times and nothing has been done about it. The regional planning commission needs come around and witness the current conditions of these businesses. Why let them stay in business? This rich people don't even reside in the area so that's why they don't care about what happens in the area.

Christina Nguyen

From: Robert Ochoa <csula1969@yahoo.com>
Sent: Wednesday, September 27, 2023 8:10 AM
To: Christina Nguyen
Subject: Notice of Public Hearing

CAUTION: External Email. Proceed Responsibly.

Hi Christina,

I received the postcard regarding the public hearing on October 25th. What if I don't agree with the junkyard behind my house due to public hazard and fumes in the air. Also there is a huge homeless encampment set up all over that area. Should I go to hearing or can I do it in writing?

Thank you!

Sent from my iPhone

SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	October 24, 2023	
HEARING DATE:	October 25, 2023	AGENDA ITEM: 8
PROJECT NUMBER:	PRJ2022-000029-(2)	
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") RPPL2022000061	
SUPERVISORIAL DISTRICT:	2	
PROJECT LOCATION:	8423 South Alameda Street, Florence-Firestone	
OWNER:	Martin L. Schmidt	
APPLICANT:	Copart, Inc.	
CASE PLANNER:	Christina Nguyen, Regional Planner cnguyen@planning.lacounty.gov	

Agenda Item No. 8 is a request to authorize the continued use, operation, and maintenance of an outdoor vehicle storage yard with the accessory sale of used and salvaged vehicles ("Project") at 8423 South Alameda Street ("Project Site") in the M- 2 (Heavy Manufacturing) Zone pursuant to County Code Section 22.324.070.C.4 (Florence-Firestone Community Standards District ("CSD") Zone Specific Development Standards) as it existed on January 3, 2022, when the complete CUP application was submitted.

On October 24, 2023, LA County Planning staff received a public comment letter for the above-mentioned Project from the community group Juntos Florence-Firestone Together. The public comment letter is attached to this supplemental report.

For questions or for additional information, please contact Christina Nguyen of the Metro Development Services Section at cnguyen@planning.lacounty.gov or (213) 262-1325.

Report
Reviewed By: Carmen Sainz
Carmen Sainz, Supervising Regional Planner

Report
Approved By: M. Glaser
Mitch Glaser, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Public Comment Letter

**Juntos Florence-Firestone Together**

juntosfftogether@gmail.com

(323) 285-3926

October 24, 2023,

Project No. PRJ2022-000029-(2)

Conditional Use Permit No. RPPL2022000061

Planner: Christina Nguyen

Applicant: Copart

8423 South Alameda Street

Metro Planning Area

Dear Christina Nguyen:

On behalf of Juntos Florence-Firestone Together, we are submitting this public comment letter regarding Copart, Inc. located at 8423 South Alameda Street in Florence-Firestone.

Juntos Florence-Firestone Together is a grassroots community-led group based in the unincorporated community of Florence-Firestone dedicated to educating, empowering, and uplifting our community. Florence-Firestone has long faced the consequences of disinvestment and neglect which have translated to poorly maintained industrial areas that pose health and quality of life concerns. Neglectful owners take advantage of Florence-Firestone's status as an unincorporated community in South Central Los Angeles to keep their industrial properties in disrepair and dilapidated conditions. Copart is no exception.

We believe it does not abide by Section 22.158.050. Specifically we believe the project **does** "adversely affect the health, peace, comfort or welfare of the persons residing or working in the surrounding area." The owners do very little to maintain their property.

The property is in violation of Section 22.140.120. We believe it does not maintain its fences in "neat, orderly condition at all times." As well as not in accordance with landscaping requirements.

We agree with the following improvements (for biannual inspections and maintenance for the duration of the CUP term) listed in the Hearing Package and we would like to emphasize these:

- "Installation of new ten-foot-tall steel perimeter walls and gates that are set back five feet from the property line;
- Painting or coating the perimeter ten-foot-tall steel wall with a non-sacrificial anti-graffiti coating to prevent paint adherence to the underlaying material and for easy removal;
- Installation of a five-foot-wide landscaped buffer all along the Project Site's street frontages;
- Installation of 129 15-gallon trees along the landscaped buffer;



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- Installation of a permanent irrigation system capable of reaching and watering the perimeter landscaping and trees;
 - Paving the Project Site's open vehicle storage yard area with asphalt or an oil and aggregate mix to prevent engine oils and harmful fluids from potentially contaminating the soil; and
 - Installation of informational signs to be posted near Copart's pedestrian entrance (facing Alameda Street) and on the rear perimeter wall (facing Lou Dillon Avenue) with contact information (phone numbers) for the site manager and for LA County Planning Zoning Enforcement staff so the community can report potential complaints."

Considering the close proximity of the Copart site to residential homes, we want to emphasize the importance of these improvements for improving the quality of life for Florence-Firestone residents.

Juntos Florence-Firestone Together would like to thank you for your consideration. Please feel free to reach out to us at juntosfftogether@gmail.com if there are any questions or clarification needed.

Sincerely,
Juntos Florence-Firestone Together