

REPORT TO THE HEARING OFFICER

DATE ISSUED:	September 7, 2023	
HEARING DATE:	September 19, 2023	AGENDA ITEM: 5
PROJECT NUMBER:	PRJ2023-002651	
PERMIT NUMBER(S):	Non-Conforming Review ("NCR") RPPL2022011055	
SUPERVISORIAL DISTRICT:	2	
PROJECT LOCATION:	19000 S. Vermont Avenue, West Carson	
OWNER:	Lucas Stan	
APPLICANT:	Paul Klukas	
CASE PLANNER:	Elsa M. Rodriguez, Principal Planner erodriguez@planning.lacounty.gov	

RECOMMENDATION

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

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2023-002651, NCR Number RPPL2022011055, 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 motion:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE NON-CONFORMING REVIEW NUMBER RPPL2022011055 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- An NCR for the continued operation and maintenance of an existing non-conforming shoe store in the M-2-IP (Heavy Manufacturing – Industrial Preservation) Zone pursuant to County Code Section 22.172.060.

B. Project

The Project is a request for the continued operation and maintenance of an existing non-conforming 21,113-square-foot shoe store use at 19000 S. Vermont Avenue in unincorporated West Carson (“Project Site”). The shoe store is in a 44,198-square-foot building that was constructed in 1967. The building also includes two warehouses, one of which is affiliated with the shoe store, and a restaurant with outdoor seating that is also affiliated with the shoe store. A surface parking lot with 301 spaces is shared by these tenants as well as the tenants of the building on the adjoining parcel to the south. The shoe store’s current hours of operation are:

- Monday through Friday: 10:00 a.m. – 9:00 p.m.
- Saturday: 10:00 a.m. – 8:00 p.m.
- Sunday: 11:00 a.m. – 7:00 p.m.

The Project Site’s zoning was changed from M-2 (Heavy Manufacturing) to M-2-IP (Heavy Manufacturing – Industrial Preservation) on October 6, 2015, as part of the General Plan Update. County Code Section 22.60.010 states that the -IP Combining Zone “is intended to preserve industrially-zoned properties specifically for current and future industrial uses, labor-intensive activities, wholesale sales of goods manufactured on-site, major centers of employment, and limited employee-serving commercial uses” and “serves to expressively prohibit uses that do not align with the purpose of this zone.” Shoe stores are explicitly prohibited in the -IP Combining Zone pursuant to County Code Section 22.60.030. Therefore, the shoe store became a non-conforming use when the zone change took effect on November 5, 2015.

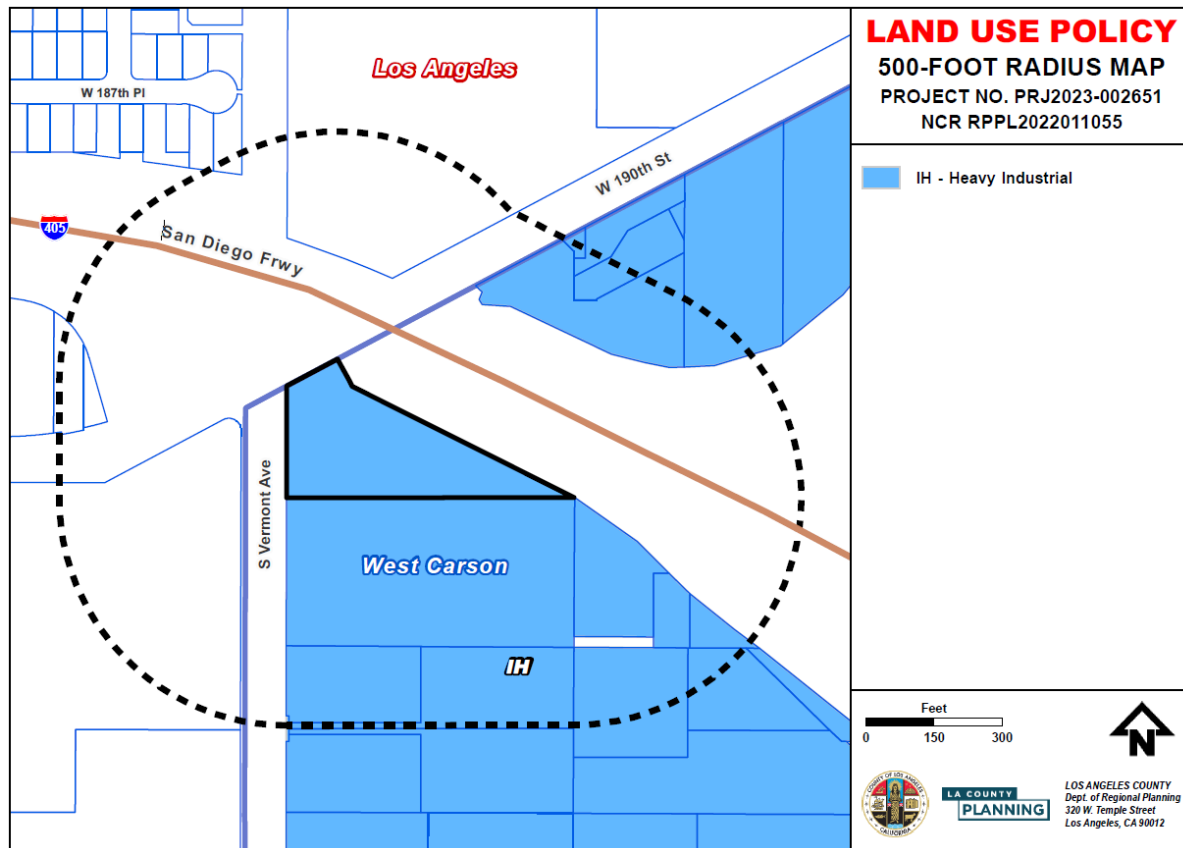
Pursuant to County Code Section 22.172.050.B.1.e, when a non-conforming use is in a conforming structure, the use must be discontinued within five years after the zone change which made the use non-conforming. However, pursuant to County Code Section 22.172.060, a non-conforming use can continue to operate if an NCR is approved.

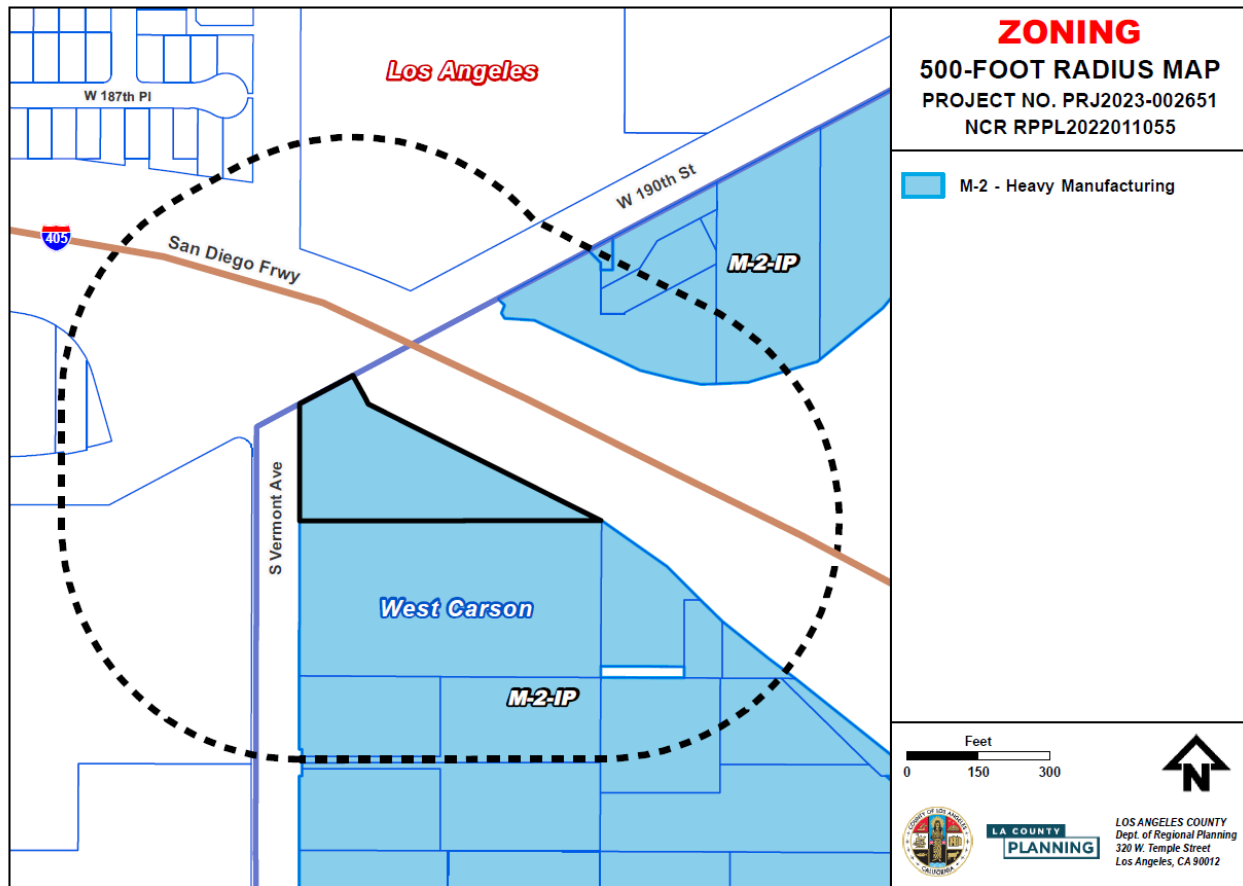
The restaurant with outdoor dining in the same building was approved by Site Plan Review (“SPR”) Number RPPL2022000432 on October 24, 2022. Although the restaurant is affiliated with the shoe store, it is a separate use that is allowed in the M-2-IP Zone if an SPR is approved. The restaurant did not add any new floor area to the building and the new outdoor dining area was placed in an existing patio area.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	IH (Heavy Industrial)	M-2-IP	Commercial and industrial building; Restaurants
NORTH	IH	M-2 (Heavy Manufacturing), M-2-IP	Industrial and office buildings; 405 Freeway
EAST	IH	M-2-IP	Industrial and office buildings
SOUTH	IH	M-2-IP	Industrial and office buildings; K-1 Speed Indoor Kart Track
WEST	City of Los Angeles	City of Los Angeles	Industrial and office buildings





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
6756	M-2	September 6, 1955
2015-0043Z	M-2-IP	October 6, 2015

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
SPR No. RPPL2022013038	Wall signs for new restaurant	December 14, 2022
SPR No. RPPL2022000432	New restaurant with outdoor seating	October 25, 2022
SPR No. RPPL2017008850	Signs	September 7, 2017
SPR No. RPP-201500629	Signs	August 28, 2015
SPR No. RPP-200400536	Signs	December 16, 2004

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPCE2019005163	Banners	Opened October 15, 2019 Closed February 20, 2020

ANALYSIS

A. Land Use Compatibility

The shoe store has been operating onsite for over 25 years. The shoe store itself is not a heavy manufacturing or industrial use. However, it is located in a mixed commercial and industrial building that includes two warehouses, one of which is affiliated with the shoe store. Therefore, the use is compatible with adjacent industrial, office, entertainment, and restaurant uses.

The 21,113-square-foot tenant space has a long history of retail uses. It was previously occupied by a mattress store, a computer store, and an appliance store. It is an appropriate location for a retail use given its proximity to, and visibility from, the 405 and 110 freeways. Given the tenant space's history of retail uses, its appropriate location for a retail use, and the fact that the existing retail use is compatible with its surroundings, Staff does not recommend a grant term for this NCR. In addition, Staff recommends that the NCR allow the tenant space to be occupied by any other comparable retail use that is allowed with a Site Plan Review in the base M-2 Zone, provided that the Director of Regional Planning approves a Revised Exhibit "A" for the comparable retail use. Please see draft condition of Project approval No. 16. Staff's recommendation will allow this tenant space to be occupied by a retail use indefinitely.

B. Neighborhood Impact

The shoe store has been in operation for over 25 years and employs 58 people although only 12 employees are onsite at any given time. The store helps meet the local and regional demand for shoes and apparel given its proximity to, and visibility from, the 405 and 110 freeways. The retail use will not impact parking on neighboring streets or cause traffic queuing issues along Vermont Avenue or 190th Street because the existing parking lot exceeds the minimum parking requirements, and the existing driveways are adequate for entry to, and exit from, the Project Site. No changes are proposed to the current layout or building footprint.

C. Design Compatibility

No changes are proposed to the current layout or building footprint. The existing 44,198-square-foot mixed commercial and industrial building is similar in bulk and mass to adjacent industrial, office, entertainment, and restaurant uses. The existing building is 20 feet tall and the Project Site includes 5,675 square feet of landscaping in the parking lot. The only other development standard in the M-2-IP Zone applicable to the site is a

maximum 1.0 Floor Area Ratio ("FAR") which the Project satisfies because it has an FAR of 0.51.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan. 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).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by County Code Section 22.172.060.C.2. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). 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 Exemption, Existing Facilities) under the California Environmental Quality Act and the County environmental guidelines. The continued operation and maintenance of an existing non-conforming shoe store does not include any new intensification of use or any expansion in floor area. Allowing the tenant space to be occupied by any other comparable retail use that is allowed with a Site Plan Review in the base M-2 Zone is also not an intensification of use. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources onsite, and the Project Site is not listed in the Department of Toxic Substances Control's list of hazardous waste or clean up sites. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The County Departments of Public Works and Fire did not require any review. The County Department of Public Health recommended clearance to public hearing with no conditions in a letter dated August 8, 2023

B. Other Agency Comments and Recommendations

1. Staff has not received any comments at the time of report preparation.

C. Public Comments

Staff has not received any comments at the time of report preparation.

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	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence

SKECHERS

19000 VERMONT AVENUE
GARDENA, CA 90248

ASSESSORS PARCEL NO.: 735-103-2001

ARCHITECT



APPLICANT
SKECHERS

240 ROSECRANS AVE, STE 400
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100
CONTACT: ALEX GREENHUT

OWNER

STAN LUCAS
2850 TEMPLE AVE.
LONG BEACH, CA 90806
TEL. (562) 595-6723
CONTACT: STAN LUCAS

SITE ADDRESS
19000 VERMONT AVE
GARDENA, CA 90248
A.P.N. - 735-103-2001



VISIONS

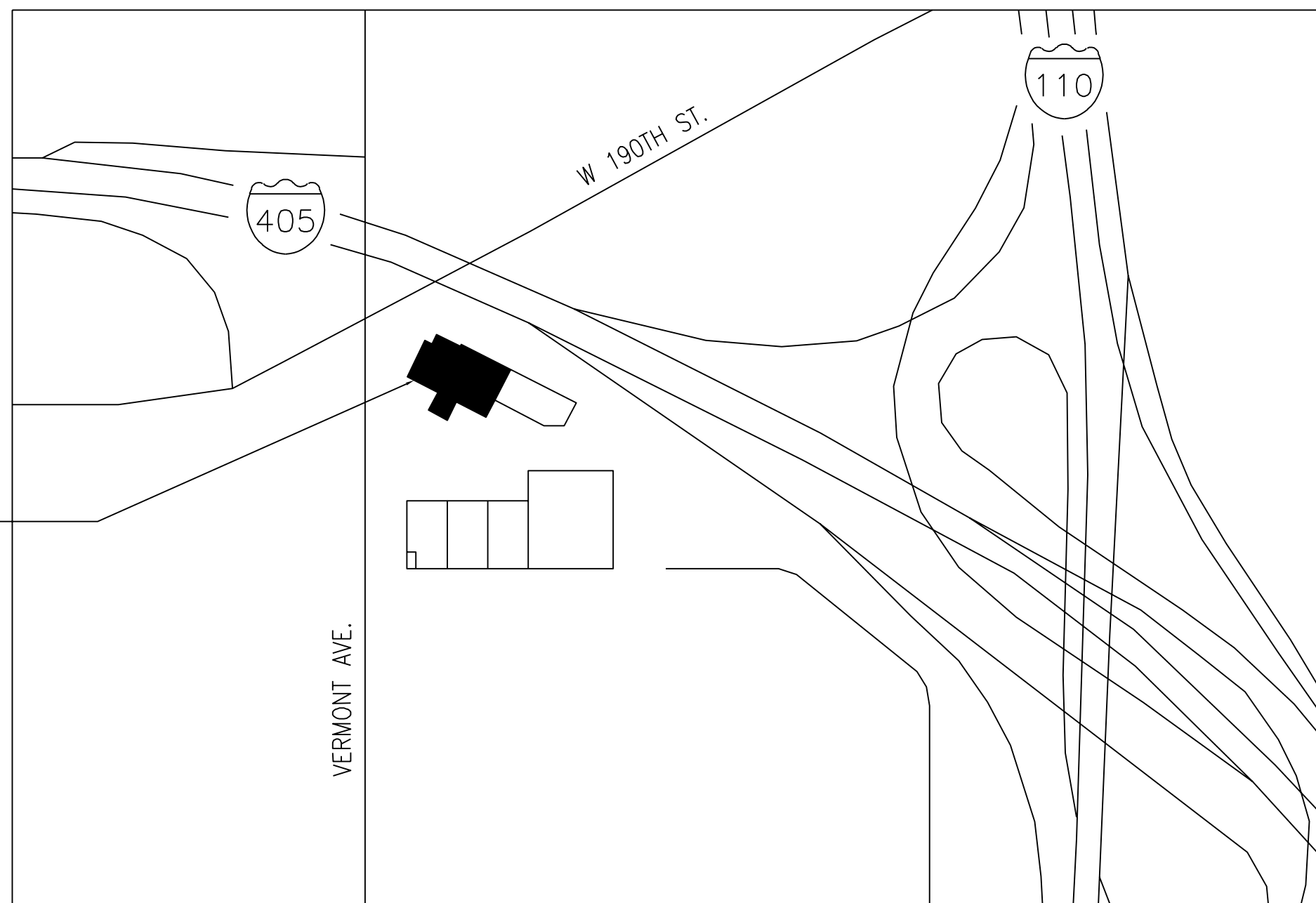
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SHEET TITLE

COVER SHEET

DATE: 09.23.22	SCALE: AS NOTED
DRAWN BY: LAP	DRAWING FILE:
CHECKED BY: GSW	SHEET NUMBER: C1
PROJECT NO: 210484	

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SKECHERS

CONTACT INFORMATION

ARCHITECT:
ARCVISION, INC.
1950 CRAIG RD. SUITE 300
ST. LOUIS, MO 63146
PHONE: (314) 415-2400
CONTACT: GREG WINCHESTER
EMAIL: gwinchester@arcv.com

APPLICANT:
SKECHERS USA
1240 ROSECRANS AVE.
SUITE 400
MANHATTAN BEACH, CA 90266
PHONE: (310) 318-3100
FAX: (310) 937-1360
CONTACT: ALEX GREENHUT
EMAIL: alexgr@skechers.com

PROPERTY OWNER:
STAN LUCAS
2850 TEMPLE AVE.
LONG BEACH, CA 90806
PHONE: (562) 595-6723
CONTACT: STAN LUCAS

SQUARE FOOTAGE BREAKDOWN

SKECHERS	
RETAIL SALES AREA:	21,882 S.F.
STOCKROOM AREA:	8,000 S.F.
TOTAL SKECHERS AREA:	29,882 S.F.

OVERALL BUILDING SIZE: 44,198 S.F.

VICINITY MAP
SCALE: N.T.S.

3

GENERAL INFORMATION

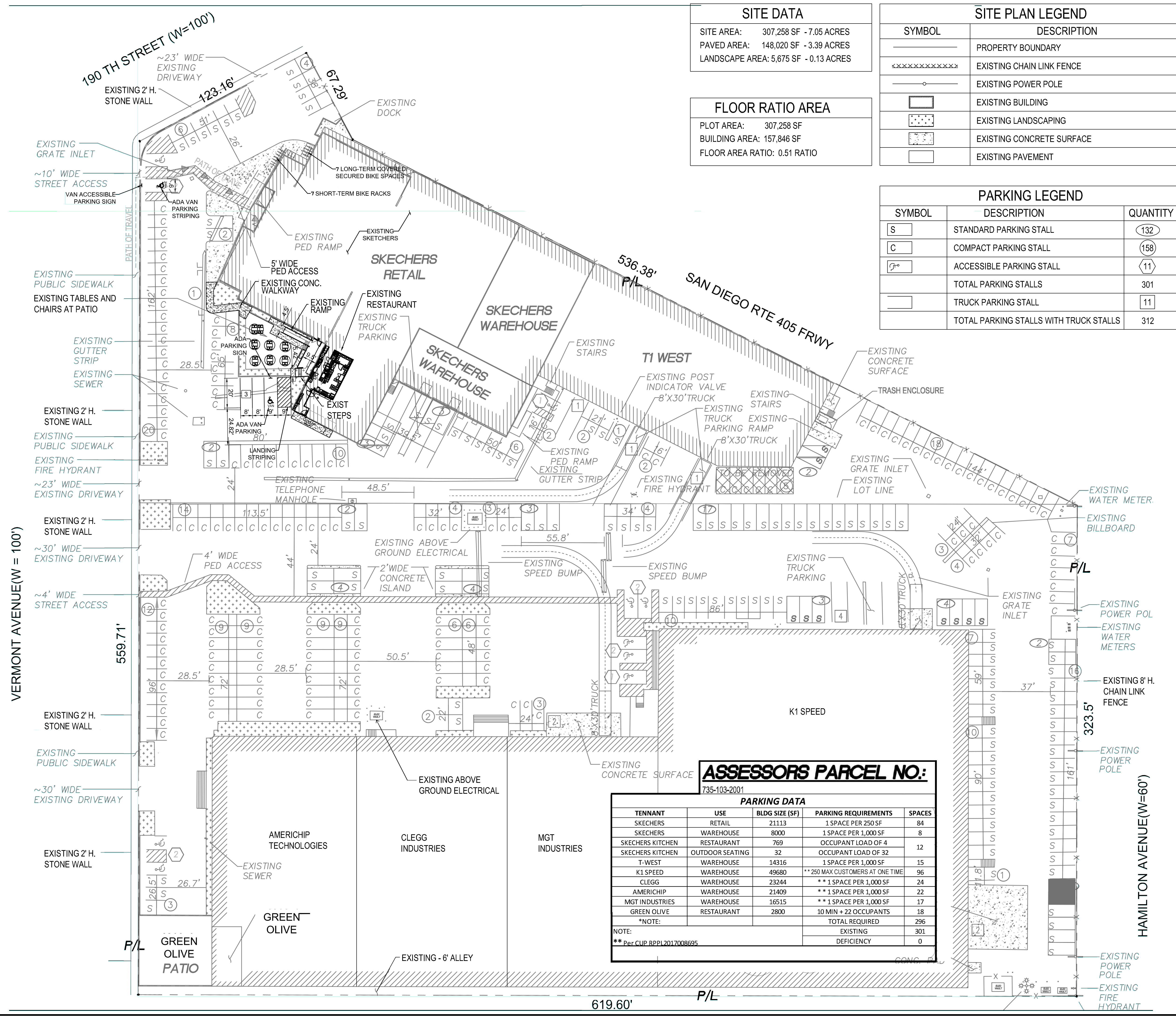
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2

SHEET INDEX	
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SCALE: N.T.S.

1



SITE DATA	
SITE AREA:	307,258 SF - 7.05 ACRES
PAVED AREA:	148,020 SF - 3.39 ACRES
LANDSCAPE AREA:	5,675 SF - 0.13 ACRES

FLOOR RATIO AREA	
PLOT AREA:	307,258 SF
BUILDING AREA:	157,846 SF
FLOOR AREA RATIO:	0.51 RATIO

SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	EXISTING CHAIN LINK FENCE
	EXISTING POWER POLE
	EXISTING BUILDING
	EXISTING LANDSCAPING
	EXISTING CONCRETE SURFACE
	EXISTING PAVEMENT

PARKING LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
	STANDARD PARKING STALL	132
	COMPACT PARKING STALL	158
	ACCESSIBLE PARKING STALL	11
	TOTAL PARKING STALLS	301
	TRUCK PARKING STALL	11
	TOTAL PARKING STALLS WITH TRUCK STALLS	312

ASSESSORS PARCEL NO: 735-103-2001				
PARKING DATA				
TENNANT	USE	BLDG SIZE (SF)	PARKING REQUIREMENTS	SPACES
SKECHERS	RETAIL	21113	1 SPACE PER 250 SF	84
SKECHERS	WAREHOUSE	8000	1 SPACE PER 1,000 SF	8
SKECHERS KITCHEN	RESTAURANT	769	OCCUPANT LOAD OF 4	
SKECHERS KITCHEN	OUTDOOR SEATING	32	OCCUPANT LOAD OF 32	12
T-WEST	WAREHOUSE	14316	1 SPACE PER 1,000 SF	15
K1 SPEED	WAREHOUSE	49680	** 250 MAX CUSTOMERS AT ONE TIME	96
CLEGG	WAREHOUSE	23244	** 1 SPACE PER 1,000 SF	24
AMERICHIP	WAREHOUSE	21409	** 1 SPACE PER 1,000 SF	22
MGT INDUSTRIES	WAREHOUSE	16515	** 1 SPACE PER 1,000 SF	17
GREEN OLIVE	RESTAURANT	2800	10 MIN + 22 OCCUPANTS	18
*NOTE:			TOTAL REQUIRED	296
			EXISTING	301
			DEFICIENCY	0
** Per CUP RPPI 2017008695				

ARCHITECT

INCORPORATED
ARCHITECTURE • ENGINEERING • STORE PLANNING
SAINT LOUIS / LAS VEGAS / ORLANDO
1950 ORANGE ROAD, SUITE 300 - ST. LOUIS, MO 63146
PH. (314) 415-2400 FAX (314) 415-2300
CONTACT: GREG WINCHESTER

APPLICANT

SKECHERS
1240 ROSECRANS AVE, STE 400
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100
CONTACT: ALEX GREENHUT

OWNER

STAN LUCAS
2850 TEMPLE AVE.
LONG BEACH, CA 90806
TEL. (562) 595-6723
CONTACT: STAN LUCAS

SITE ADDRESS

19000 VERMONT AVE
GARDENA, CA 90248
A.P.N. - 735-103-2001

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

SITE PLAN

DATE: 09.23.22 SCALE: AS NOTED

DRAWN BY: LAP DRAWING FILE

CHECKED BY: GSW SHEET NUMBER:

PROJECT NO: 210484

C2

240 ROSECRANS AVE, STE 400
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100
CONTACT: ALEX GREENHUT

STAN LUCAS
2850 TEMPLE AVE.
LONG BEACH, CA 90806
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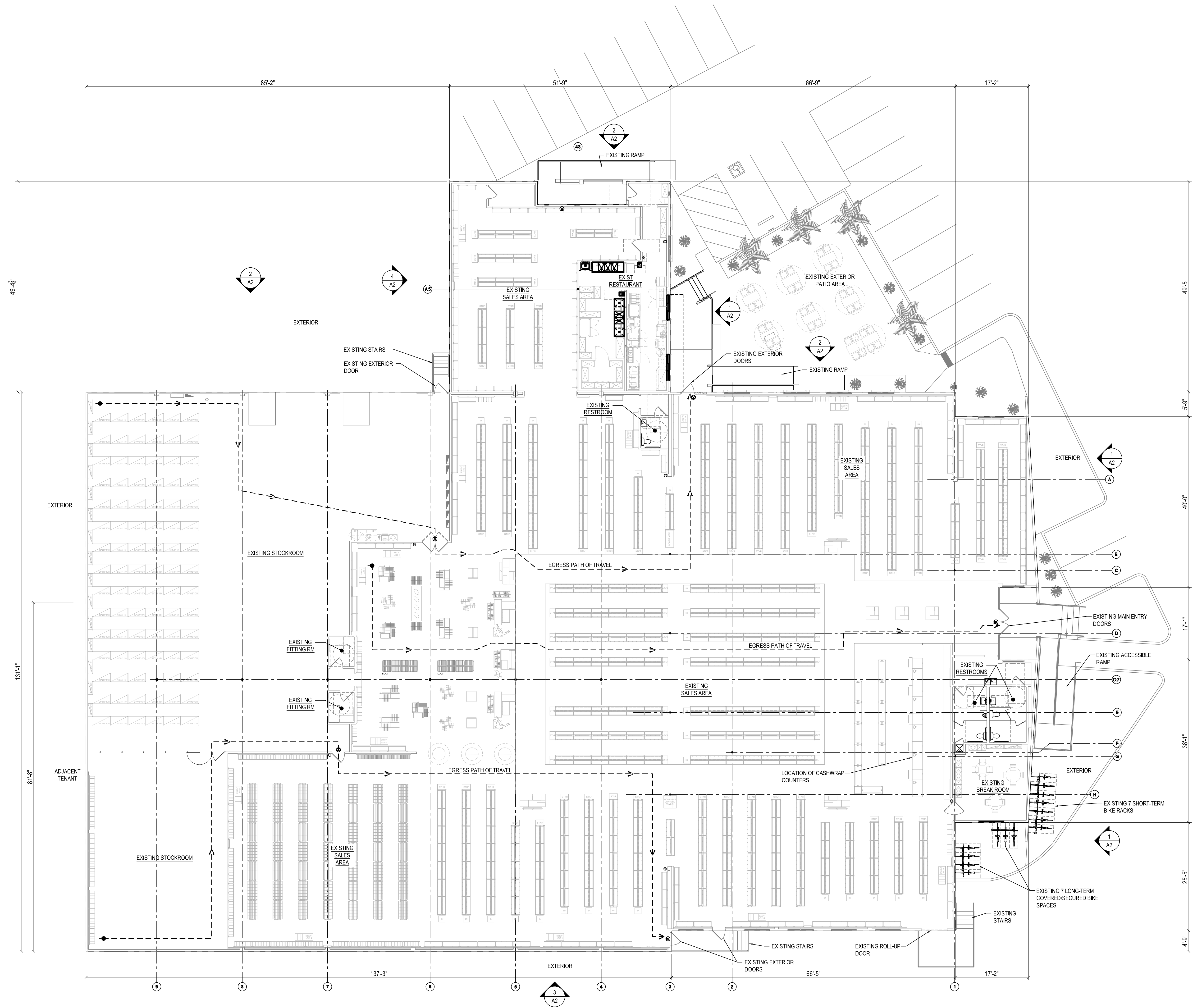
SITE ADDRESS
19000 VERMONT AVE
GARDENA, CA 90248

A.P.N. - 735-103-2001



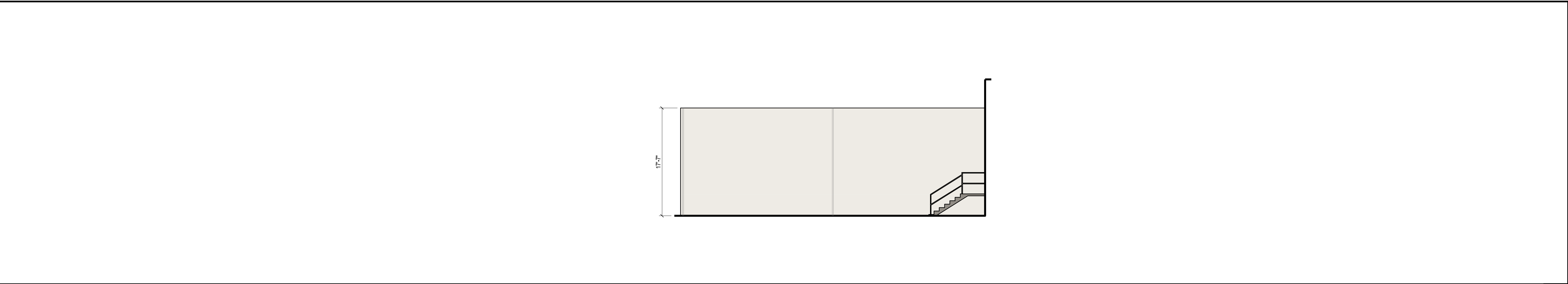
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PROJECT NO: 210484	



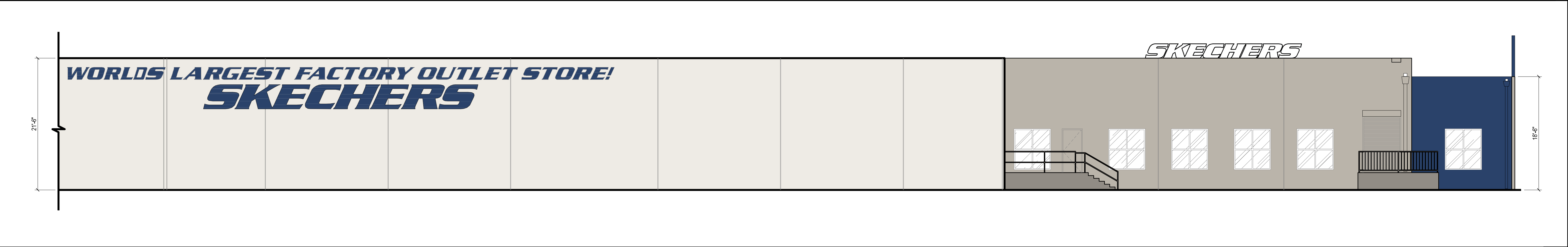
NORTH

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



EAST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

4



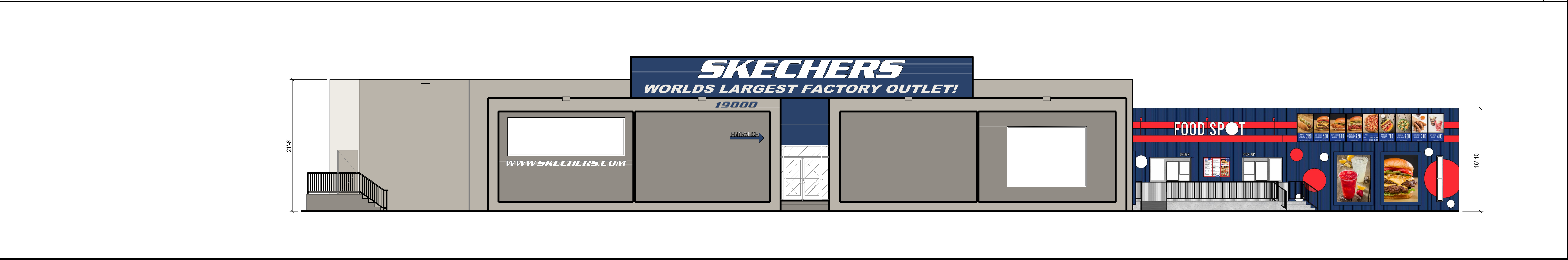
NORTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

3



SOUTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

2



WEST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

1

ARCHITECT

ARCVISION

INCORPORATED

ARCHITECTURE • ENGINEERING • STORE PLANNING

SAINT LOUIS / LAS VEGAS / ORLANDO

1900 CHASE ROAD, SUITE 300 - ST. LOUIS, MO 63145

PH. (314) 415-2400 FAX (314) 415-2300

CONTACT: GREG WINCHESTER

APPLICANT

SKECHERS

1240 ROSECRANS AVE, STE 400

MANHATTAN BEACH, CA 90266

TEL. (310) 318-3100

CONTACT: ALEX GREENHUT

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STAN LUCAS

2850 TEMPLE AVE.

LONG BEACH, CA 90806

TEL. (562) 595-6723

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GARDENA, CA 90248

A.P.N. - 735-103-2001

REVISIONS		
NO.	DESCRIPTION	DATE

SHEET TITLE

EXISTING EXTERIOR ELEVATIONS

DATE: 09.23.22

SCALE: AS NOTED

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PROJECT NO: 210484

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SHEET NUMBER: A2



PHOTO 01
SKECHERS
SOUTHWEST CORNER
FROM VERMONT AVE



PHOTO 02
SKECHERS FRONT ENTRY
WEST VIEW



PHOTO 03
SKECHERS FRONT
WEST VIEW



PHOTO 04
SKECHERS FRONT
NORTHWEST VIEW



PHOTO 05
SKECHERS SIDE
SOUTH VIEW



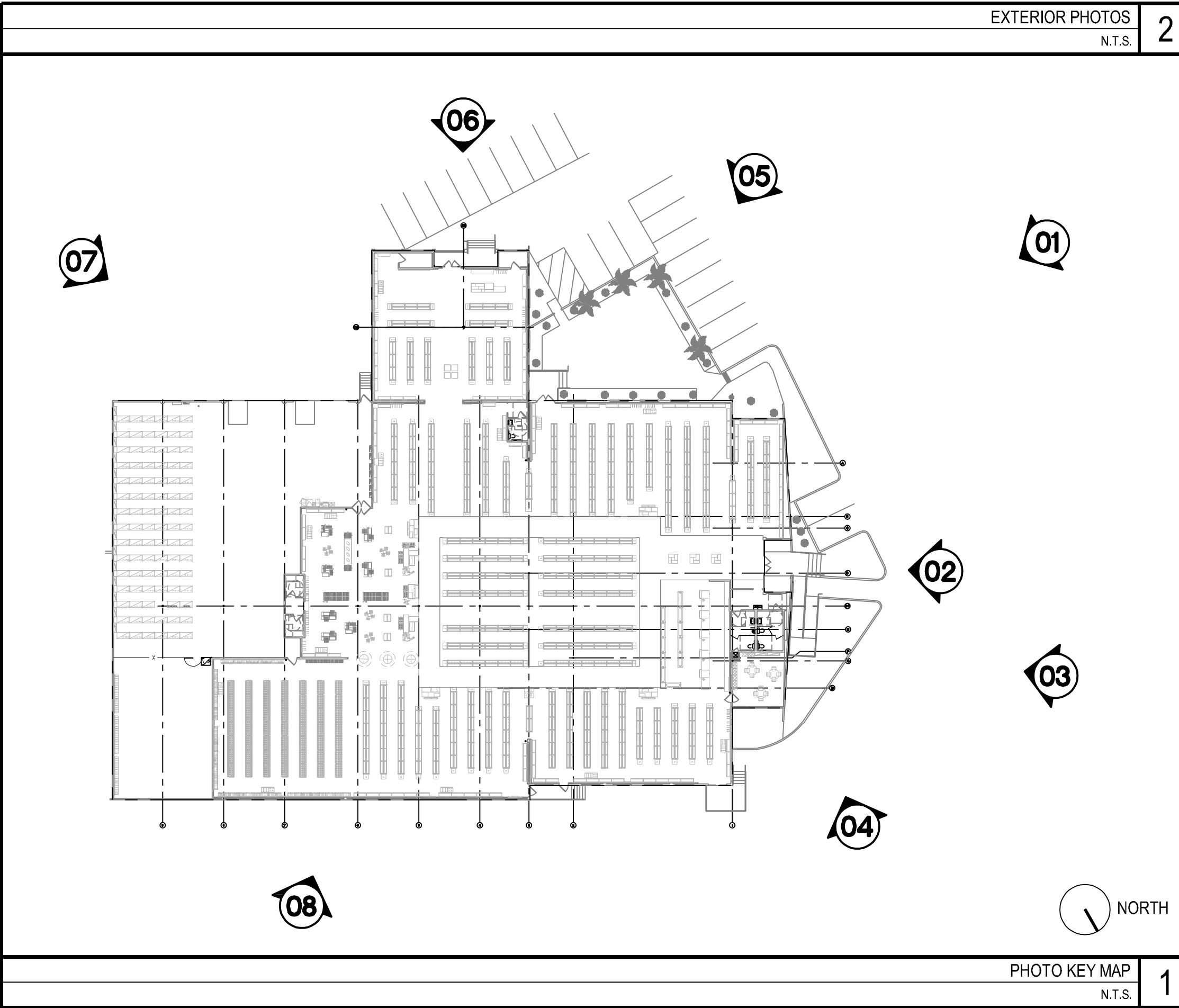
PHOTO 06
SKECHERS SIDE
SOUTH VIEW



PHOTO 07
SKECHERS REAR
SOUTHEAST VIEW



PHOTO 08
SKECHERS SIDE
NORTH VIEW



ARCHITECT

ARCVISION
INCORPORATED
ARCHITECTURE • ENGINEERING • STORE PLANNING
SAINT LOUIS / LAS VEGAS / ORLANDO
1900 CRAWFORD ROAD, SUITE 300 - ST. LOUIS, MO 63114
PH. (314) 415-2400 FAX (314) 415-2300
CONTACT: GREG WINCHESTER

APPLICANT
SKECHERS

1240 ROSECRANS AVE, STE 400
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100
CONTACT: ALEX GREENHUT

OWNER

STAN LUCAS
2850 TEMPLE AVE.
LONG BEACH, CA 90806
TEL. (562) 595-6723
CONTACT: STAN LUCAS

SITE ADDRESS
19000 VERMONT AVE
GARDENA, CA 90248
A.P.N. - 735-103-2001



REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

EXISTING EXTERIOR
PICTURES

DATE:	09.23.22	SCALE:	AS NOTED
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CHECKED BY:	GSW	SHEET NUMBER:	
PROJECT NO:	210484		A2

**PROJECT NUMBER**

2023-002651

HEARING DATE

September 19, 2023

REQUESTED ENTITLEMENT(S)

Non-Conforming Review No. RPPL2022011055

PROJECT SUMMARY

OWNER / APPLICANT

Lucas Stan / Paul Klukas

MAP/EXHIBIT DATE

September 23, 2022

PROJECT OVERVIEW

The Project is a request for the continued operation and maintenance of an existing non-conforming 21,113-square-foot shoe store use. The Project Site's zoning was changed from M-2 (Heavy Manufacturing) to M-2-IP (Heavy Manufacturing – Industrial Preservation) on October 6, 2015, as part of the General Plan Update. Shoe stores are explicitly prohibited in the -IP Combining Zone pursuant to County Code Section 22.60.030. Therefore, the shoe store became a non-conforming use when the zone change took effect on November 5, 2015. The 44,198-square-foot building also includes two warehouses, one of which is affiliated with the shoe store, and a restaurant with outdoor seating that is also affiliated with the shoe store. A surface parking lot with 301 spaces is shared by these tenants as well as the tenants of the building on the adjoining parcel to the south.

LOCATION

19000 S. Vermont Avenue, West Carson

ACCESS

Vermont Avenue

ASSESSORS PARCEL NUMBER(S)

7351-032-001

SITE AREA

2.29 Acres

GENERAL PLAN / LOCAL PLAN

General Plan 2035

ZONED DISTRICT

Victoria

LAND USE DESIGNATION

IH (Heavy Industrial)

ZONE

M-2-IP (Heavy Manufacturing – Industrial Preservation)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following sections of Title 22 of the Los Angeles County Code:
 - Section 22.172.060.C.2 (Nonconforming Use Findings)
 - Section 22.22.050 (Development Standards for M-2 Heavy Manufacturing Zone)
 - Section 22.60.030 (Uses Prohibited in Zone -IP)

CASE PLANNER:

Elsa M. Rodriguez

PHONE NUMBER:

(213) 262 - 1407

E-MAIL ADDRESS:

erodriguez@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2023-002651-(2)
NONCONFORMING REVIEW NO. RPPL2022011055

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Nonconforming Review No. RPPL2022011055 ("NCR") on September 19, 2023.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee Lucas Stan, ("permittee"), requests the NCR to authorize the continued operation and maintenance of an existing non-conforming 21,113-square-foot shoe store ("Project") on a property located at 19000 S. Vermont Avenue in the unincorporated community of West Carson ("Project Site") in the M-2-IP (Heavy Manufacturing - Industrial Preservation) Zone pursuant to Los Angeles County Code ("County Code") Section 22.172.020. A condition of Project approval will allow the 21,113-square-foot tenant space to be occupied by any other comparable retail use that is allowed with a Site Plan Review in the base M-2 Zone, provided that the Director of Regional Planning approves a Revised Exhibit "A" for the comparable retail use.
4. **LOCATION.** The Project is located at 19000 S. Vermont Avenue within the Victoria Zoned District and South Bay Planning Area.
5. **PREVIOUS ENTITLEMENT(S).** Building Permits finalized in 1967 authorized the construction of a new 44,198-square-foot commercial and industrial building.
6. **LAND USE DESIGNATION.** The Project Site is located within the IH (Heavy Industrial) land use designation of the General Plan Land Use Policy Map.
7. **ZONING.** The Project Site is zoned M-2-IP. Pursuant to County Code Section 22.172.060 (Review of Amortization Schedule or Substitution of Use), an NCR is required for the continued operation and maintenance of a legally established non-conforming shoe store in the -IP Combining Zone.

8. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	IH (Heavy Industrial)	M-2-IP	Commercial and industrial building; Restaurants
NORTH	IH	M-2 (Heavy Manufacturing), M-2-IP	Industrial and office buildings; 405 Freeway
EAST	IH	M-2-IP	Industrial and office buildings
SOUTH	IH	M-2-IP	Industrial and office buildings; K-1 Speed Indoor Kart Track
WEST	City of Los Angeles	City of Los Angeles	Industrial and office Buildings

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 2.29 gross acres in size and consists of one legal lot. The Project Site is irregular in shape with gentle sloping topography and is developed with an existing 44,198-square-foot building. The building includes the 21,113-square-foot shoe store, a 14,319-square-foot warehouse that is not affiliated with the shoe store, an 8,000-square-foot warehouse that is affiliated with the shoe store, and a 769-square-foot restaurant with outdoor seating that is also affiliated with the shoe store. A surface parking lot with 301 spaces and 11 truck loading stalls is shared by these tenants as well as the tenants of the building on the adjoining parcel to the south. The Project Site also includes 5,675 square feet of landscaping and various wall signs for the shoe store and the restaurant.

B. Site Access

The Project Site is accessible via Vermont Avenue to the west. Primary access to the Project Site will be via an entrance/exit on Vermont Avenue. Secondary access to the Project Site will be via an entrance/exit on 190th Street.

C. Site Plan

The site plan depicts two irregular shaped lots totaling 7.05 acres in size across two parcels. The Project Site, which is one of the parcels on the site plan, is accessible via four driveways ranging in size from 23-feet-wide to 30-feet-wide along Vermont Avenue and 190th Street. The 21,113-square-foot shoe store is located in an existing 44,198-square-foot building on the Project Site, which is a 2.29 acre parcel

that is one of the parcels on the site plan. The building also includes two warehouses, one of which is affiliated with the shoe store, and a restaurant with outdoor seating that is also affiliated with the shoe store. A surface parking lot with 301 spaces and 11 truck loading stalls is shared by the tenants of the buildings on the two parcels. Seven long-term bicycle parking spaces and seven short-term bicycle parking spaces are provided for the shoe store. There is a total of 5,675 square feet of landscaping across the two parcels.

The floor plan depicts a sales area, stockroom, bathrooms, and a cashiering area, as well as a separate area for the restaurant that includes walk up windows to order food and an outdoor dining patio.

Parking

As noted above, a surface parking lot with 301 spaces and 11 truck loading stalls is shared by the tenants in the 44,198-square-foot building as well as the tenants of the building on the adjoining parcel to the south. 132 of these spaces are standard sized, 158 of these spaces are compact sized, and 11 of these spaces are accessible to persons with disabilities in compliance with the Americans with Disabilities Act.

One parking space is required for every 250 square feet of retail/commercial floor area. Therefore, a total of 88 parking spaces are required for the shoe store. One parking space is required for every 1,000 square feet of warehouse area and one parking space is required for every three occupants at the restaurant. The following chart shows the parking requirements for all the tenants in the 44,198-square-foot building as well as all the tenants of the building on the adjoining parcel to the south:

PARKING DATA				
TENNANT	USE	BLDG SIZE (SF)	PARKING REQUIREMENTS	SPACES
SKECHERS	RETAIL	21113	1 SPACE PER 250 SF	84
SKECHERS	WAREHOUSE	8000	1 SPACE PER 1,000 SF	8
SKECHERS KITCHEN	RESTAURANT	769	OCCUPANT LOAD OF 4	12
SKECHERS KITCHEN	OUTDOOR SEATING	32	OCCUPANT LOAD OF 32	
T-WEST	WAREHOUSE	14316	1 SPACE PER 1,000 SF	15
K1 SPEED	WAREHOUSE	49680	** 250 MAX CUSTOMERS AT ONE TIME	96
CLEGG	WAREHOUSE	23244	* * 1 SPACE PER 1,000 SF	24
AMERICHIP	WAREHOUSE	21409	* * 1 SPACE PER 1,000 SF	22
MGT INDUSTRIES	WAREHOUSE	16515	* * 1 SPACE PER 1,000 SF	17
GREEN OLIVE	RESTAURANT	2800	10 MIN + 22 OCCUPANTS	18
*NOTE:			TOTAL REQUIRED	296
NOTE: ** Per CUP RPPL2017008695			EXISTING	301
			DEFICIENCY	0

A total of 296 parking spaces are required for all the tenants in the 44,198-square-foot building as well as all the tenants of the building on the adjoining parcel to the south. 301 parking spaces are provided.

10. CEQA DETERMINATION. Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff determined that the Project qualified for a Class 1, Existing Facilities, Categorical Exemption 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. The continued operation and maintenance of an existing non-conforming shoe store does not include any new intensification of use or any expansion in floor area. Allowing the tenant space to be occupied by any other comparable retail use that is allowed with a Site Plan Review in the base M-2 Zone is also not an intensification of use. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources onsite, and the Project Site is not listed in the Department of Toxic Substances Control's list of hazardous waste or clean up sites.

11. COMMUNITY OUTREACH.

Staff is not aware of any community outreach conducted for this project.

12. PUBLIC COMMENTS.

No correspondence was received from the public.

13. AGENCY RECOMMENDATIONS.

The County Departments of Public Works and Fire did not require any review. The County Department of Public Health recommended clearance to public hearing with no conditions in a letter dated August 8, 2023.

14. LEGAL NOTIFICATION. Pursuant to County Code Section 22.222.120, the community was properly notified of the public hearing by mail, newspaper (The Daily Breeze Torrance), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On August 11, 2023, a total of 14 Notices of Public Hearing were mailed to all property owners identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the Victoria Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the existing use complements other uses in the IH (Heavy Industrial) land use designation, which is intended for heavy manufacturing, refineries, and other labor capital intensive industrial activities. The shoe store itself is not a heavy manufacturing or industrial use. However, it is located in a commercial and industrial building that includes two warehouses, one of which is

affiliated with the shoe store. Therefore, the use is compatible with adjacent industrial, office, entertainment, and restaurant uses. The Hearing Officer further finds that the Project promotes a diversification in employment in the area and that the store fulfills a demand for shoes and apparel at a regional and local level, given its proximity to, and visibility from, the 405 and 110 freeways.

16. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with the following guiding principle and policies of the General Plan.

- Guiding Principle 3: Provide the foundation for a strong and diverse economy.
- Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.
- Policy LU 5.9: Preserve key industrially designated land for intensive, employment-based uses.
- Policy LU 7.2: Protect Industrial Parks and districts from incompatible uses.
- Policy ED 1.1: Encourage a diverse mix of industries in each Planning Area.
- Policy ED 2.7: Incentivize economic development and growth along existing transportation corridors.

The shoe store was legally established and has operated at this location for over 25 years. The Project employs 58 persons and fulfills a demand for shoes and apparel locally and regionally. Therefore, the Project further strengthens and diversifies the local economy. The retail use is compatible and complementary to other nearby industrial, office, entertainment and restaurant uses. The 21,113-square-foot tenant space has a long history of retail uses. It was previously occupied by a mattress store, a computer store, and an appliance store. It is an appropriate location for a retail use given its proximity to, and visibility from, the 405 and 110 freeways. A condition of Project approval will allow the 21,113-square-foot tenant space to be occupied by any other comparable retail use that is allowed with a Site Plan Review in the base M-2 Zone, provided that the Director of Regional Planning approves a Revised Exhibit "A" for the comparable retail use.

ZONING CODE CONSISTENCY FINDINGS

17. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is inconsistent with the M-2-IP Zone because a shoe store is prohibited in the -IP Combining Zone.

The Project Site's zoning was changed from M-2 (Heavy Manufacturing) to M-2-IP (Heavy Manufacturing – Industrial Preservation) on October 6, 2015, as part of the General Plan Update. County Code Section 22.60.010 states that the -IP Combining Zone "is intended to preserve industrially-zoned properties specifically for current and future industrial uses, labor-intensive activities, wholesale sales of goods manufactured on-site, major centers of employment, and limited employee-serving commercial uses" and "serves to expressively prohibit uses that do not align with the purpose of this zone." Shoe stores are explicitly prohibited in the -IP Combining Zone pursuant to County Code Section 22.60.030. Therefore, the shoe store became a non-conforming use when the zone change took effect on November 5, 2015.

Pursuant to County Code Section 22.172.050.B.1.e, when a non-conforming use is in a conforming structure, the use must be discontinued within five years after the zone change which made the use non-conforming. However, pursuant to County Code Section 22.172.060, a non-conforming use can continue to operate if an NCR is approved.

18. **REQUIRED YARDS.** The Hearing Officer finds that there are no required yards in the M-2-IP Zone.
19. **HEIGHT.** The Hearing Officer finds that there is no height limit in the M-2-IP Zone.
20. **FLOOR AREA RATIO.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.22.060.B (Development Standards for Industrial Zones). The M-2-IP Zone requires a maximum Floor Area Ratio ("FAR") of 1.0 pursuant. The Project's FAR is 0.51, which is less than the maximum allowable FAR of 1.0.
21. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070-A (Required Parking Spaces) which requires one space for every 250 square feet of commercial uses. See Finding 9, above, for a full analysis of applicable parking requirements.
22. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the Project is not located in a Community Standards District.
23. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.114.110 which allows three square feet of wall business signage for every linear foot of building frontage. The shoe store has a total of 947 linear feet of building frontage. Therefore, the maximum wall business signage allowed for the shoe store is 2,841 square feet. The shoe store has a total of 2,079.07 square feet of wall business signage, which is less than the maximum wall business signage allowed for the shoe store.

NON-CONFORMING REVIEW FINDINGS

24. **The Hearing Officer finds that to require the cessation of the proposed use building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of the property.** Requiring the shoe store to cease operations would cause a disproportionate burden to the permittee. The shoe store was legally established and has operated on the Project Site for over 25 years. The shoe store is compatible with adjacent industrial, office, entertainment, and restaurant uses, and it employs 58 people.

In addition, the 21,113-square-foot tenant space has a long history of retail uses. It was previously occupied by a mattress store, a computer store, and an appliance store. It

is an appropriate location for a retail use given its proximity to, and visibility from, the 405 and 110 freeways. Given the tenant space's history of retail uses, its appropriate location for a retail use, and the fact that the existing retail use is compatible with its surroundings, a condition of Project approval will allow the 21,113-square-foot tenant space to be occupied by any other comparable retail use that is allowed with a Site Plan Review in the base M-2 Zone, provided that the Director of Regional Planning approves a Revised Exhibit "A" for the comparable retail use.

25. **The Hearing Officer finds that such use, building or structure does not now and will not during the extension period requested: i. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or ii. Be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or iii. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.** The shoe store was legally established and is located within a commercial and industrial building that is compatible with adjacent industrial, office, entertainment, and restaurant uses. There is sufficient parking and driveways to meet the current demand and there are no expansions proposed. Allowing the tenant space to be occupied by any other comparable retail use that is allowed with a Site Plan Review in the base M-2 Zone is also not an intensification of use. Therefore, the Project will not increase traffic in a manner that could result in impacts to the surrounding community.

26. The Hearing Officer finds that a grant term is not necessary for this NCR given the tenant space's history of retail uses, its appropriate location for a retail use, and the fact that the existing retail use is compatible with its surroundings. A condition of Project approval will allow the 21,113-square-foot tenant space to be occupied by any other comparable retail use that is allowed with a Site Plan Review in the base M-2 Zone, provided that the Director of Regional Planning approves a Revised Exhibit "A" for the comparable retail use. This condition will allow this tenant space to be occupied by a retail use indefinitely.

ENVIRONMENTAL FINDINGS

27. The Hearing Officer finds that the Project is categorically exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1 Exemption, Existing Facilities). The continued operation and maintenance of an existing non-conforming shoe store does not include any new intensification of use or any expansion in floor area. Allowing the tenant space to be occupied by any other comparable retail use that is allowed with a Site Plan Review in the base M-2 Zone is also not an intensification of use. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources onsite, and the Project Site is not listed in the Department of Toxic Substances Control's list of hazardous waste or clean up sites.

ADMINISTRATIVE FINDINGS

28. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer'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 Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The Hearing Officer finds that to require the cessation of the proposed use building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of the property.
- C. The Hearing Officer finds that such use, building or structure does not now and will not during the extension period requested: i. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or ii. Be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or iii. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is categorically exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1 Exemption, Existing Facilities); and
- 2. Approves **NONCONFORMING REVIEW NO. RPPL2022011055** subject to the attached conditions.

ACTION DATE: September 19, 2023

MG:CS:EMR

9/19/2023

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-002651-(2)
NON-CONFORMING REVIEW NO. RPPL2022011055

PROJECT DESCRIPTION

The project is a request for the continued operation and maintenance of an existing non-conforming 21,113-square-foot shoe store use at 19000 S. Vermont Avenue in unincorporated West Carson ("Project Site").

The Project Site's zoning was changed from M-2 (Heavy Manufacturing) to M-2-IP (Heavy Manufacturing – Industrial Preservation) on October 6, 2015, as part of the General Plan Update. County Code Section 22.60.010 states that the -IP Combining Zone "is intended to preserve industrially-zoned properties specifically for current and future industrial uses, labor-intensive activities, wholesale sales of goods manufactured on-site, major centers of employment, and limited employee-serving commercial uses" and "serves to expressively prohibit uses that do not align with the purpose of this zone." Shoe stores are explicitly prohibited in the -IP Combining Zone pursuant to County Code Section 22.60.030. Therefore, the shoe store became a non-conforming use when the zone change took effect on November 5, 2015.

Pursuant to County Code Section 22.172.050.B.1.e, when a non-conforming use is in a conforming structure, the use must be discontinued within five years after the zone change which made the use non-conforming. However, pursuant to County Code Section 22.172.060, a non-conforming use can continue to operate if a Non-Conforming Review ("NCR") is approved.

This NCR does not have a grant term. Condition 16 allows the 21,113-square-foot tenant space to be occupied by any other comparable retail use that is allowed with a Site Plan Review in the base M-2 Zone, provided that the Director of Regional Planning ("Director") approves a Revised Exhibit "A" for the comparable retail use. This condition allows this tenant space to be occupied by a retail use indefinitely.

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. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, 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. **This NCR does not have a grant term.**
7. 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"). 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.
8. This grant shall expire unless used within ninety (90) 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 Skechers shoe store, café and warehouse and satisfaction of Condition No. 2 shall be considered use of this grant.

9. 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 Chapter 22.238 of the County Code.
10. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
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 48 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 subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, a modified Exhibit "A" shall be submitted to LA County Planning by **November 19, 2023**.
16. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit 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.

17. The 21,113-square-foot tenant space may be occupied by any other comparable retail use that is allowed with a Site Plan Review in the base M-2 Zone pursuant to County Code Section 22.22.030.B, including any other comparable retail use that is otherwise prohibited in the -IP Combining Zone pursuant to County Code Section 22.60.030, provided that there is no expansion of retail floor area and the Director approves a Revised Exhibit "A" for the comparable retail use in compliance with Condition 15.

NONCONFORMING REVIEW STATEMENT OF FINDINGS

Pursuant to County Code Section [22.172.060.C](#): Findings and Conditions, the applicant shall substantiate the following:

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

2.a	To require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.
2.b	Such use, building or structure does not now and will not during the extension period requested: <div> <div>i.</div> <div>Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or</div> </div> <div> <div>ii.</div> <div>Be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or</div> </div> <div> <div>iii.</div> <div>Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.</div> </div>

Attachment to Nonconforming Review Statement of Findings

2.a To require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.

Finding. The cessation of the use of the facility would cause a disproportionate burden to the permittee, who has operated in compliance with City requirements on the site for over 25 years. The facility was legally established and is compatible with surrounding business, commercial and industrial uses in the area.

2.b Such use, building or structure does not now and will not during the extension period requested:

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

The subject project was legally established on the property in 1995, and was expanded through issuance of appropriate building permits in 2015. The business has operated as a shoe store retail outlet during this entire time. It has operated in compliance with County policies and ordinances.

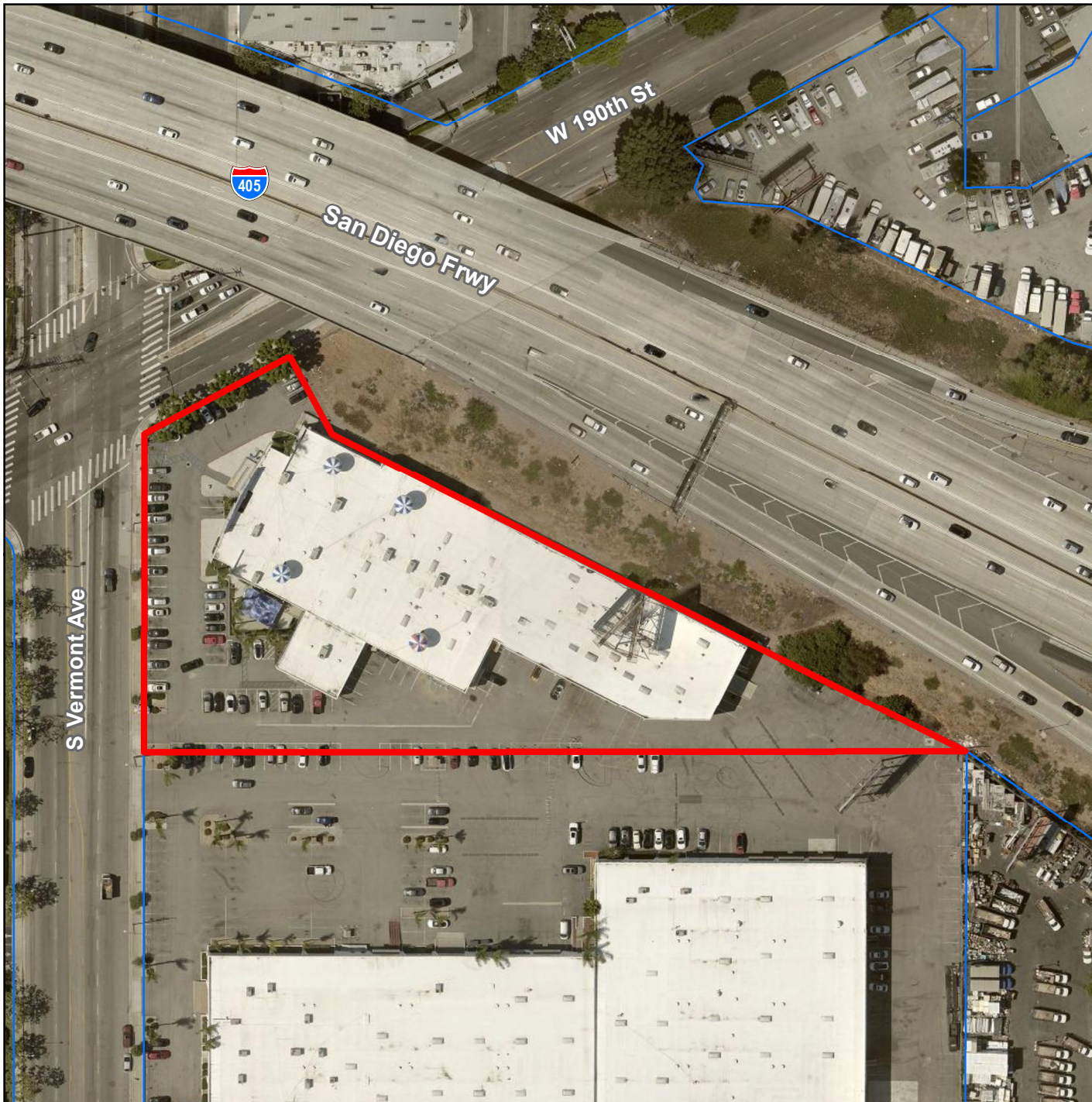
The project is located within an existing building that was originally approved as an industrial warehouse which is compatible with the surrounding industrial uses including other warehouses, offices, commercial uses and a restaurant. Thus there is no reason to anticipate that the building or use will adversely affect the health, peace or welfare of persons residing or working in the area.

Further, the subject use has not historically been materially detrimental to the use, enjoyment, or valuation of other properties in the vicinity of the site. Also, the clean and successful record of retail use in the building demonstrates that the use will not jeopardize, endanger or otherwise constitute a menace to the public health safety or general welfare.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: September 7, 2023
PROJECT NUMBER: 2023-002651
PERMIT NUMBER(S): Non-Conforming Review RPPL2022011055
SUPERVISORIAL DISTRICT: 2
PROJECT LOCATION: 19000 S. Vermont Avenue, West Carson
OWNER: Lucan Stan
APPLICANT: Paul Klukas
CASE PLANNER: Elsa M. Rodriguez, Principal Planner
elsarodriguez@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 a Class 1 Categorical Exemption under State CEQA Guidelines Section 15301 because the continued operation and maintenance of an existing non-conforming shoe store does not include any new intensification of use or any expansion in floor area. A condition of Project approval allowing the tenant space to be occupied by any other comparable retail use that is allowed with a Site Plan Review in the base M-2 Zone is also not an intensification of use. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources onsite, and the Project Site is not listed in the Department of Toxic Substances Control's list of hazardous waste or clean up sites..



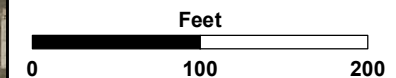
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2023-002651

NCR RPPL2022011055

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

NCR RPPL2022011055

LA COUNTY
PLANNING

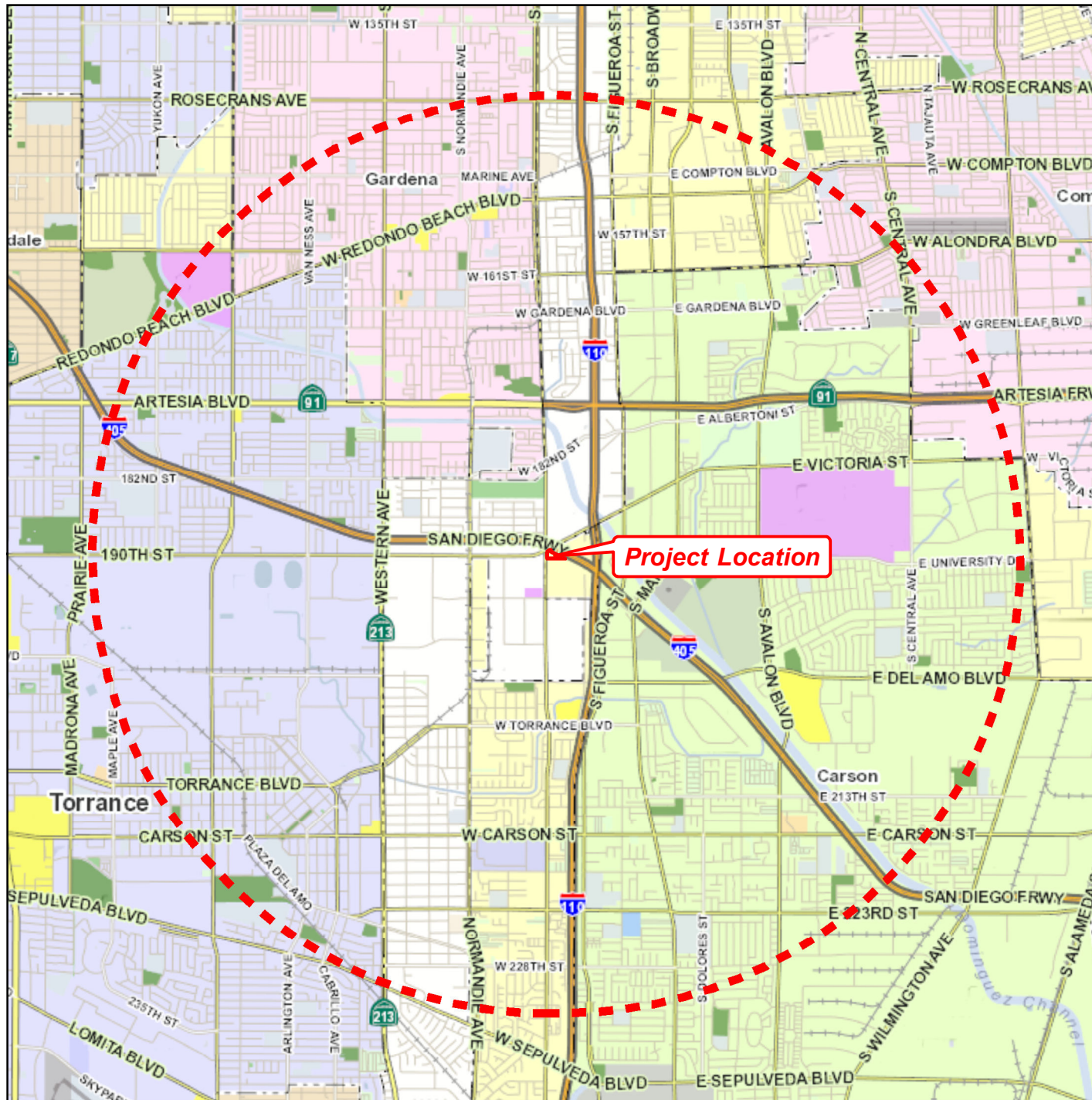
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2023-002651

NCR RPPL2022011055



LA COUNTY
PLANNING

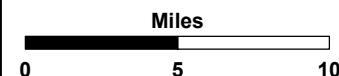
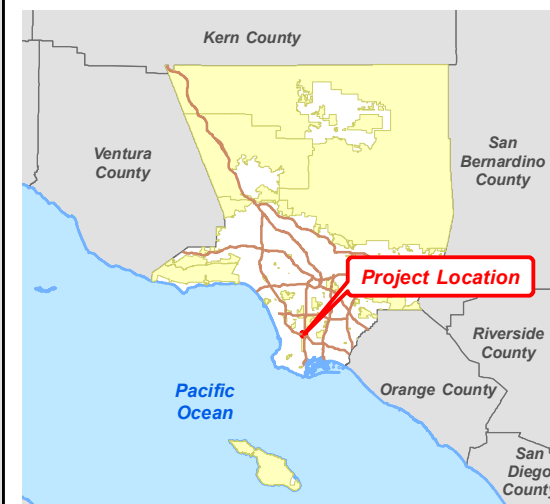
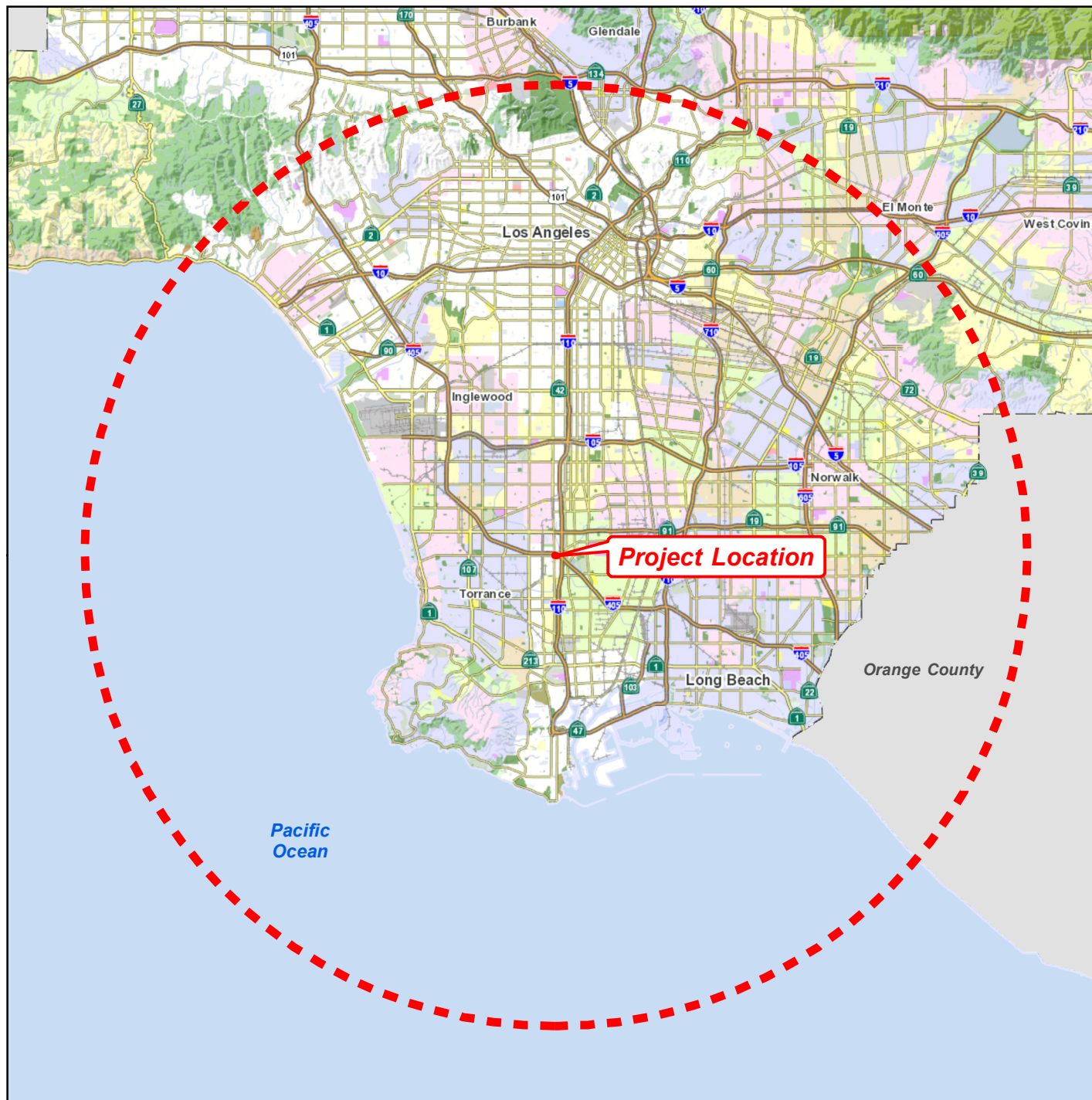
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2023-002651

NCR RPPL2022011055



LA COUNTY
PLANNING

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



PHOTO 01
SKECHERS
SOUTHWEST CORNER
FROM VERMONT AVE



PHOTO 02
SKECHERS FRONT ENTRY
WEST VIEW



PHOTO 03
SKECHERS FRONT
WEST VIEW



PHOTO 04
SKECHERS FRONT
NORTHWEST VIEW



PHOTO 05
SKECHERS SIDE
SOUTH VIEW



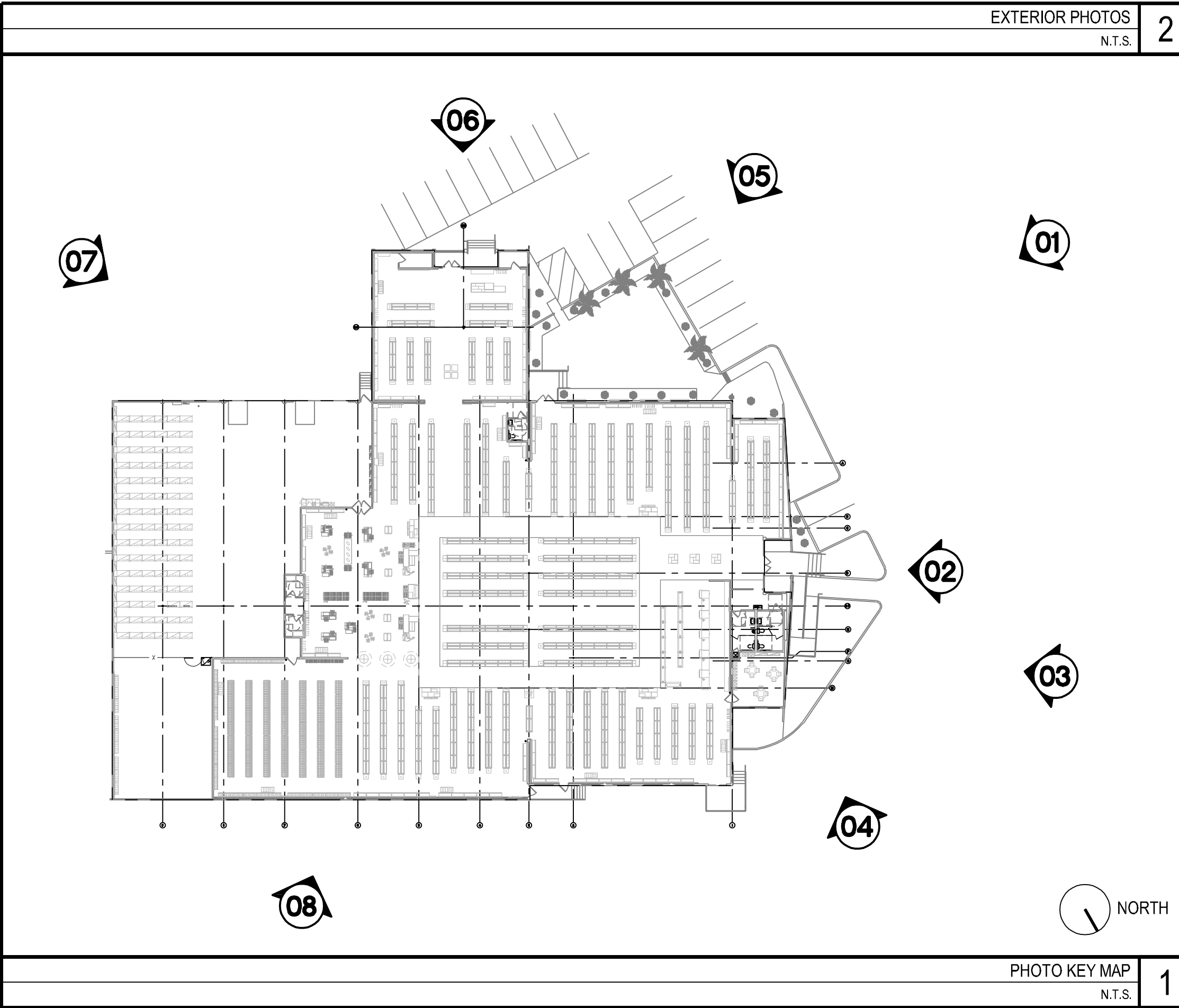
PHOTO 06
SKECHERS SIDE
SOUTH VIEW



PHOTO 07
SKECHERS REAR
SOUTHEAST VIEW



PHOTO 08
SKECHERS SIDE
NORTH VIEW



ARCHITECT
ARC VISION
INCORPORATED
ARCHITECTURE • ENGINEERING • STORE PLANNING
SAINT LOUIS / LAS VEGAS / ORLANDO
1900 CHASE ROAD, SUITE 300 - ST. LOUIS, MO 63145
PH. (314) 415-2400 FAX (314) 415-2300
CONTACT: GREG WINCHESTER

APPLICANT
SKECHERS
1240 ROSECRANS AVE, STE 400
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100
CONTACT: ALEX GREENHUT

OWNER
STAN LUCAS
2850 TEMPLE AVE.
LONG BEACH, CA 90806
TEL. (562) 595-6723
CONTACT: STAN LUCAS

SITE ADDRESS
19000 VERMONT AVE
GARDENA, CA 90248
A.P.N. - 735-103-2001

REVISIONS		
NO.	DESCRIPTION	DATE

SHEET TITLE
EXISTING EXTERIOR
PICTURES

DATE	SCALE
09.23.22	AS NOTED

DRAWN BY:	DRAWING FILE:
LAP	

CHECKED BY:	SHEET NUMBER:
GSW	

PROJECT NO.	A2
210484	

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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

August 08, 2023

TO: Carmen Sainz
Supervising Regional Planner
Department of Regional Planning

Attention: Elsa Rodriguez

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

SUBJECT: NON-CONFORMING REVIEW (NCR)
CASE: RPPL2022011055
19000 S. VERMONT AVE, GARDENA, CA 90248

Thank you for the opportunity to review the application and site plan for the subject project. This project is a request for a Non-Conformance Review Permit (NCR) to allow the primary use of the Skechers retail outlet shoe store, established on the property in 1995 and which has operated on the site for over 25 years. No changes are proposed or approved.

Public Health recommends the approval of the aforementioned project. This approval is conditioned by the proposed use of public water and wastewater systems. The applicant provided a water bill/statement from California Water Service dated June 06, 2023. Moreover, the applicant provided a copy of the Annual Secured Property Tax Bill for fiscal year July 2022 to June 30, 2023, indicating consolidated sewer fee as one of the direct assessments. Any change of methods for the provision of potable water and sewage disposal shall invalidate this approval.

- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends the approval of the aforementioned project.
- ☐ 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 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, 12.08.440 Construction Noise,

For questions regarding Environmental Hygiene comments, please contact Makkaphoeum Em, 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, Planning & Land Use Liaison Program at (626) 430-5201 or varanda@ph.lacounty.gov.