

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED: May 2, 2024

HEARING DATE: May 7, 2024 AGENDA ITEM: 4

PROJECT NUMBER: PRJ2020-001956-(2)

PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL202006176

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 2225 E 92nd Street, Florence-Firestone

OWNER: Gregory Williams

APPLICANT: Williams Recycling Co. Inc

CASE PLANNER: Elsa M. Rodriguez, Principal Planner
ERodriguez@planning.lacounty.gov

Item No. 4 is a CUP request for the continued operation and maintenance of a scrap metal processing yard and recycling facility in the M-2 (Heavy Manufacturing) Zone pursuant to County Code Section 22.22.030 (Principal Use Regulations for Industrial Zones).

RECOMMENDATION

CEQA:

I, THE HEARING OFFICER CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL202006176 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

On April 22, 2024, the Applicant submitted an updated elevation plan depicting the existing three-foot topper above the existing 10-foot-tall solid wall.

Staff received the Hearing Officer's memo dated April 30, 2024 with questions regarding the Project. Please see staff's responses, below:

1. The first question asks whether the metal topper on top of the 10-foot high block wall is two feet or three feet higher. The metal topper on top of the solid wall is three feet tall.
2. The second question asks how many parking spaces are required. The project does not require any parking spaces because it is located within a half a mile of a major

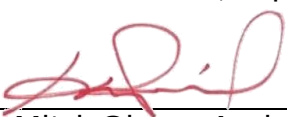
transit stop or a high-quality transit area per AB 2097. However, the project was previously approved via CUP 90270-(2) with 11 parking spaces and 11 parking spaces exist onsite now.

3. The third question is related to Finding 31 and asks what is the reason for recommending 15 years for the proposed grant term and not 30 years as previously approved. Draft finding 31 proposes a grant term of 15 years to ensure ongoing compatibility with the adjacent sensitive uses. Staff believes that a 15-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 effectiveness of the subject CUP's conditions over the previous 15 years.
4. The fourth question asks if the Sheriff has asked that conditions of approval for these types of uses be made available to them. No, the Sheriff has not requested that Conditions of Approval be made available to them for Scrap Metal and Recycling Uses. The Standard Conditions Template includes the following language:
 - a. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector...."The template requires that condition be added where there are manned operational activities.
5. The fifth question asks whether Condition 30 should specify where to post the "No Vehicle Idling" sign. Draft Condition 30 requires a "No Idling" sign of at least 12 inches by 18 inches be installed. Staff recommends it be installed on the east side of the warehouse.
6. The sixth question asks what is the procedure for the applicant to confirm graffiti removal. The applicant may submit graffiti removal request via the Department of Public Works "The Works" application on a smart phone or tablet. Applicants may also use the 1 (800) 675-4357 phone number or submit a request on the reporting page pw.lacounty.gov/go/graffiti

Report

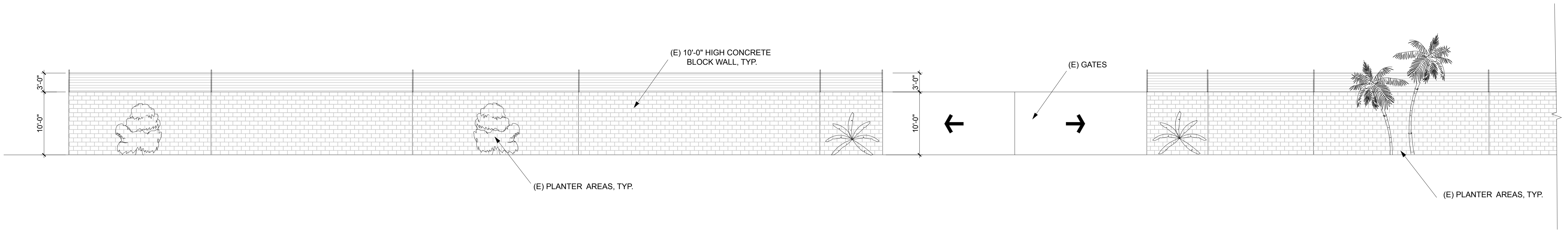
Reviewed By: Carmen Sainz
Carmen Sainz, Supervising Planner

Report

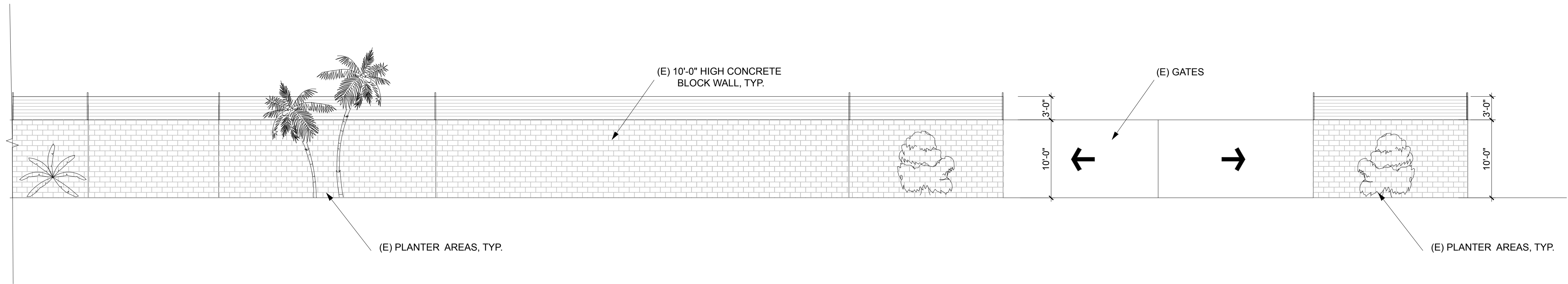
Approved By:  5/2/2024
Mitch Glaser, Assistant Deputy Director

Attachments:

- 1) Elevations Sheet



1 92nd STREET - EXISTING ELEVATION (West end of frontage)
Scale: 1/8" = 1'-0"



2 92nd STREET - EXISTING ELEVATION (East end of frontage)
Scale: 1/8" = 1'-0"



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Williams Recycling

2225 E. 92nd Street
Los Angeles, California 90002

09-11-23 - CUP Submittal

DATE  ISSUE / REVISION

SHEET TITLE:
**(E) EXTERIOR FRONT WALL
ELEVATIONS**

SCALE:
As Noted

PROJECT NO:
2312

CAD FILE:

SHEET NO:
A-1.02

30 April 2024

Elsa Rodriguez, Principal Regional Planner
Metro Development Services Section

SUBJECT: REQUEST FOR INFORMATION FOR PROJECT NO. PRJ2020-001956-(2), CONDITIONAL USE
PERMIT NO. RPPL202006176

Dear Ms. Rodriguez,

Conditional Use Permit No. RPPL202006176 is scheduled for public hearing on 7 May 2024. After reviewing the hearing package for the item, I have the following questions. Please be prepared to answer these questions at the hearing. I ask that you forward this memo to the applicant/owner and ensure this memo is posted on the public website for the item. It is possible that information presented at the hearing may prompt additional questions.

1. Is the metal topper on top of the 10-foot-high block wall two feet high or three feet high?
2. How many parking spaces does this project require?
3. Draft Finding 31 would limit the grant term to 15 years. It states there are no current zoning violations onsite so a shorter grant term is not necessary. As the previous grant term was 30 years, what is the reason for recommending 15 years for the proposed term?
4. Has the Sheriff asked that conditions of approval for these types of uses be made available to them?
5. Draft Condition 30 requires a sign at least 12 inches by 18 inches be installed which states, "No Vehicle Idling." Should it be specified where to post this sign?
6. What is the procedure for the applicant to confirm graffiti removal?

Sincerely,

Gina Natoli, MURP, AICP
Hearing Officer