

REPORT TO THE HEARING OFFICER

DATE ISSUED: April 11, 2024

HEARING DATE: April 23, 2024 AGENDA ITEM: 7

PROJECT NUMBER: PRJ2020-001956-(2)

PERMIT NUMBER(S): Conditional Use Permit ("CUP") RPPL2020006176

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

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 PRJ2020-001956-(2), CUP Number RPPL2020006176, 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:

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 RPPL2020006176 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement

- CUP 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). A CUP is also required for outdoor businesses located within 250 feet of a Residential Zone or a sensitive use pursuant to County Code Section 22.324.070.C.4 (Florence-Firestone Community Standards District Zone Specific Development Standards). The Florence-Firestone Community Standards District was repealed in conjunction with the adoption of the Florence-Firestone Transit-Oriented District Specific Plan on February 7, 2023.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 on September 2, 2020.

B. Project

The Project is an existing scrap metal processing yard and recycling facility that has operated onsite and under the same ownership for almost 43 years. The existing scrap metal processing yard and recycling facility employs eight to ten people full-time. The hours of operation granted by Condition No. 7b of previously approved CUP No. 90-272-(2) are 7:30 a.m. to 6:00 p.m. Monday through Saturday, although the scrap metal processing yard and recycling facility ceases operations at 4:00 p.m. on most days. The Project generates 10 to 50 truck trips per day. The applicant does not need to make any modifications to the existing driveway or onsite circulation to continue the existing use.

The Project Site is 1.43 net acres in size and is accessible via a 40-foot-wide driveway on East 92nd Street. East 92nd Street is approximately 80-feet-wide and is mapped as a Secondary Highway in the County's Master Plan of Highways. The Project Site is paved and contains an existing car preparation area, a material sorting area, a non-operational shear, a 61-foot-long scale with a radiation monitor, a 460-square-foot garage, a fuel area, a 3,000-square-foot warehouse and office building, 11 standard-sized vehicle parking spaces, and two truck storage spaces. Heavy equipment is utilized daily and stored onsite overnight, including three skid steers loaders, three excavators, one rubber tire loader, and three forklifts. The Project Site is secured by a 10-foot-tall perimeter solid concrete masonry unit wall with a three-foot-tall solid metal topper. 532.5 square feet of landscaping is provided in seven separate landscaped buffers abutting East 92nd Street. Each landscaped buffer is four and a half feet in depth. No physical or operational changes are proposed to the existing site.

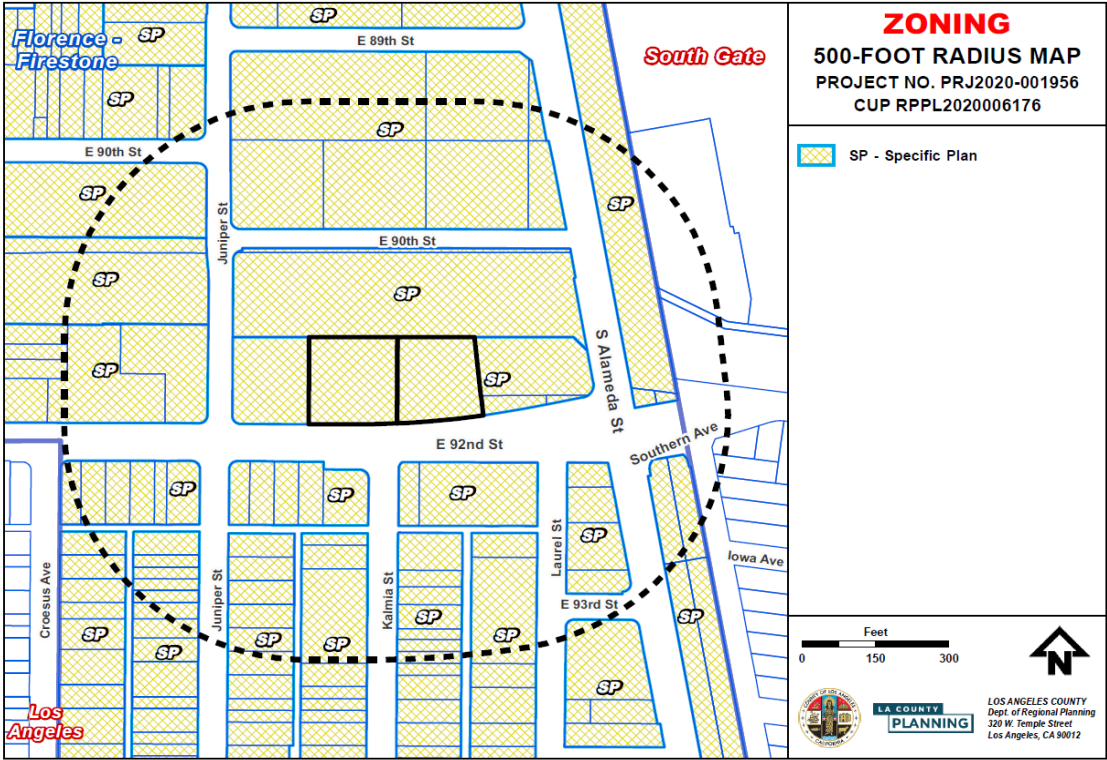
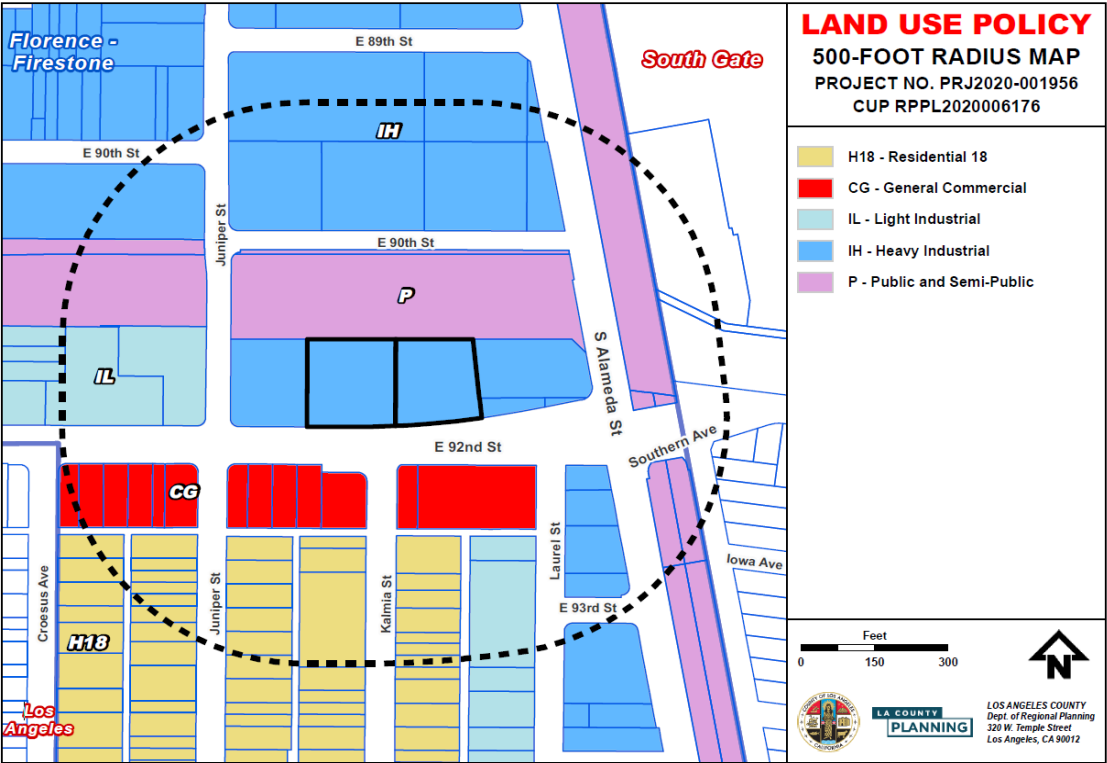
The Project Site was originally developed as an auto wrecking yard pursuant to Zoning Exception Case No. 2255, which was approved on December 20, 1955, and Zoning Exception Case No. 7639, which was approved on April 20, 1965. CUP No. 1761-(2), which was approved on April 1, 1981, allowed the continued operation of the auto wrecking yard with the addition of a scrap metal processing yard and recycling facility. CUP No. 90-272-(2), which was approved on September 11, 1990, and expired on September 11, 2020, allowed the continued operation of the scrap metal processing yard and recycling facility.

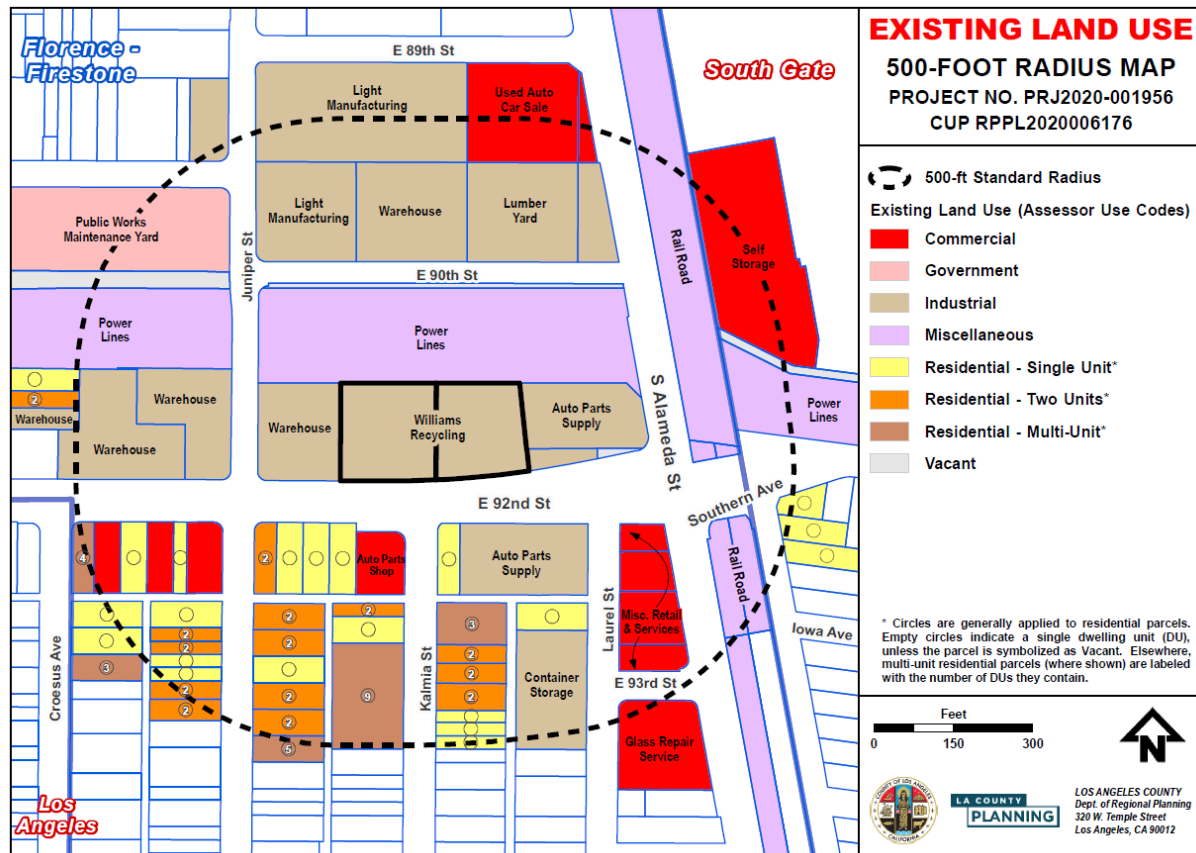
SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	FLORENCE FIRESTONE LAND USE POLICY	ZONING*	EXISTING USES
NORTH	P (Public and Semi-Public)	O-S (Open Space)	Los Angeles City Department of Water and Power Transmission Lines
EAST	IH (Heavy Industrial)	M-2 (Heavy Manufacturing)	Auto Glass and Parts; Alameda Freight Corridor
SOUTH	CG (General Commercial) H18 (Residential 18. Maximum 18 dwelling units per net acre)	R-3 (Limited Density Multiple Residence)	Auto Glass and Parts; Used Auto Parts; Single-family and Multi-family Residences
WEST	IH and IL (Light Industrial)	M-2 and M-1 (Light Manufacturing)	Refrigeration and Store Fixtures; Warehousing and Storage

* 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 September 2, 2020.





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
4733	M-1	February 6, 1946
810009z	M-2	September 29, 1981

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Zoning Exception Case ZEC 2255	Auto Wrecking	Approved on December 20, 1955
Zoning Exception Case ZEC 7639	Auto Wrecking	Approved on April 20, 1965
Conditional Use Permit 1761-(2)	Metal Salvage and Recycling Facility	Approved on April 1, 1981
Conditional Use Permit 90-272-(2)	Metal Salvage and Recycling Facility	Approved on September 11, 1990

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
11-0019339-RZPVIO	Barbed wire	Opened August 3, 2011 Closed May 30, 2013
NATAGCY2017006071	Barbed wire, hours of operation	Opened December 5, 2012 Closed December 10, 2012
07-0005531-NAT-DRP	Hours of operation, noise	Opened March 6, 2007, Closed April 2, 2007,

ANALYSIS

A. Land Use Compatibility

The Project is consistent with the Project Site's IH (Heavy Industrial) land use designation. The Project is an existing scrap metal yard and recycling facility that is similar to other industrial uses along the Alameda Corridor, such as pick-your-part junk and salvage yards, auto dismantling yards, and auto repair shops. An auto wrecking yard and/or a scrap metal processing yard and recycling facility has operated on the Project Site since 1955 and no physical or operational changes are proposed. To the north there is an existing Los Angeles City Department of Water and Power transmission line that is approximately 188 feet wide and buffers the Project Site from other nearby industrial uses. To the east and west there are auto part related uses and warehouse uses. However, the Project is less compatible with the existing single-family and multi-family residential uses to the south. The existing residential uses are buffered from the Project Site by East 92nd Street, which is an existing 80-foot-wide Secondary Highway mapped on the County's Master Plan of Highways. The Project Site directly adjoins East 92nd Street, which means that trucks entering and existing the Project Site do not need to travel on local streets that primarily serve residential uses.

The siting of industrial uses near residential uses is not uncommon in the Florence-Firestone community. This development pattern reflects the community's historic industrial and manufacturing sector, which was first established in the early 1900's due to the community's proximity to the Southern Pacific Railroad, which ran along Alameda Street and provided access to the ocean ports. The demand for workforce housing grew near the Alameda Corridor despite the incompatibility between residential and industrial uses. The current CUP requested by the applicant will provide a safeguard to the community because it will ensure that the applicant will operate within the allowed hours of operation and that all development standards and conditions will be satisfied during the grant term of the CUP.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project provides a needed service to the Florence-Firestone community and the greater region because many customers that sell scrap metal at the Project Site also live in the community.

C. Design Compatibility

The Project complies with all the applicable development standards and requirements prescribed by Title 22 of the County Code for scrap metal processing yards, including those related to solid walls, signage, tree planting, paving, and landscaping and irrigation. The Project's current visual impact is negligible because the Project Site already includes a warehouse, garage, and office space. The Project Site's scale and sorting area are located behind the two-story warehouse and office space structure and the entire Project Site is secured by 10-foot-tall solid walls.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the Florence-Firestone Community 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 22.158.050 (Conditional Use Permit Findings and Decision Requirements). 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 (CEQA) and the County environmental guidelines. The Project is not proposing any expansion or any physical changes. 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 Hearing Officer 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 October 10, 2023, recommended that the Project proceed to public hearing with no required conditions of approval.
2. The Fire Department, in a letter dated October 17, 2023, recommended that the Project proceed to public hearing with no required conditions of approval.

3. The Department of Public Health, in a letter dated November 21, 2023, recommended that the Project proceed to public hearing with no required conditions of approval.

B. Other Agency Comments and Recommendations

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

C. Public Comments

Staff has received six public comments in support of the Project. Four public comments are from existing nearby businesses, one public comment is from the President of the Century Sheriff Station Foundation and one public comment is from the President of the Florence-Firestone Community Organization.

Report

Reviewed By: _____
Carmen Sainz, Supervising Planner

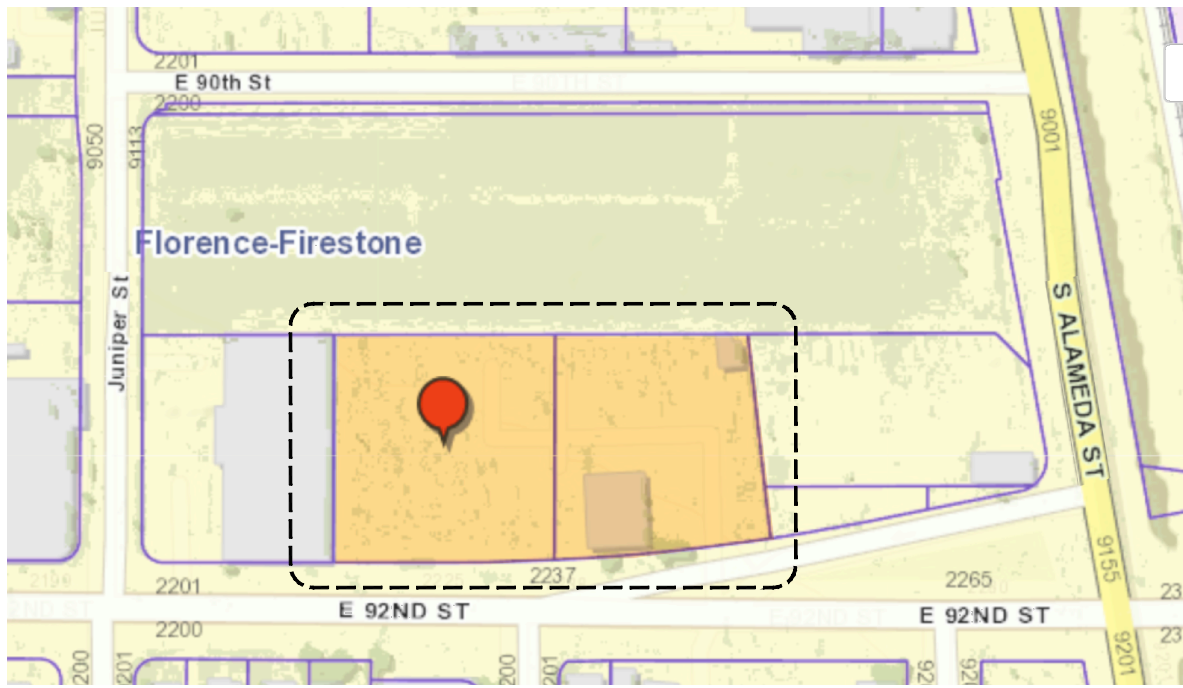
Report

Approved By: _____
Mitch Glaser, Assistant Deputy Director

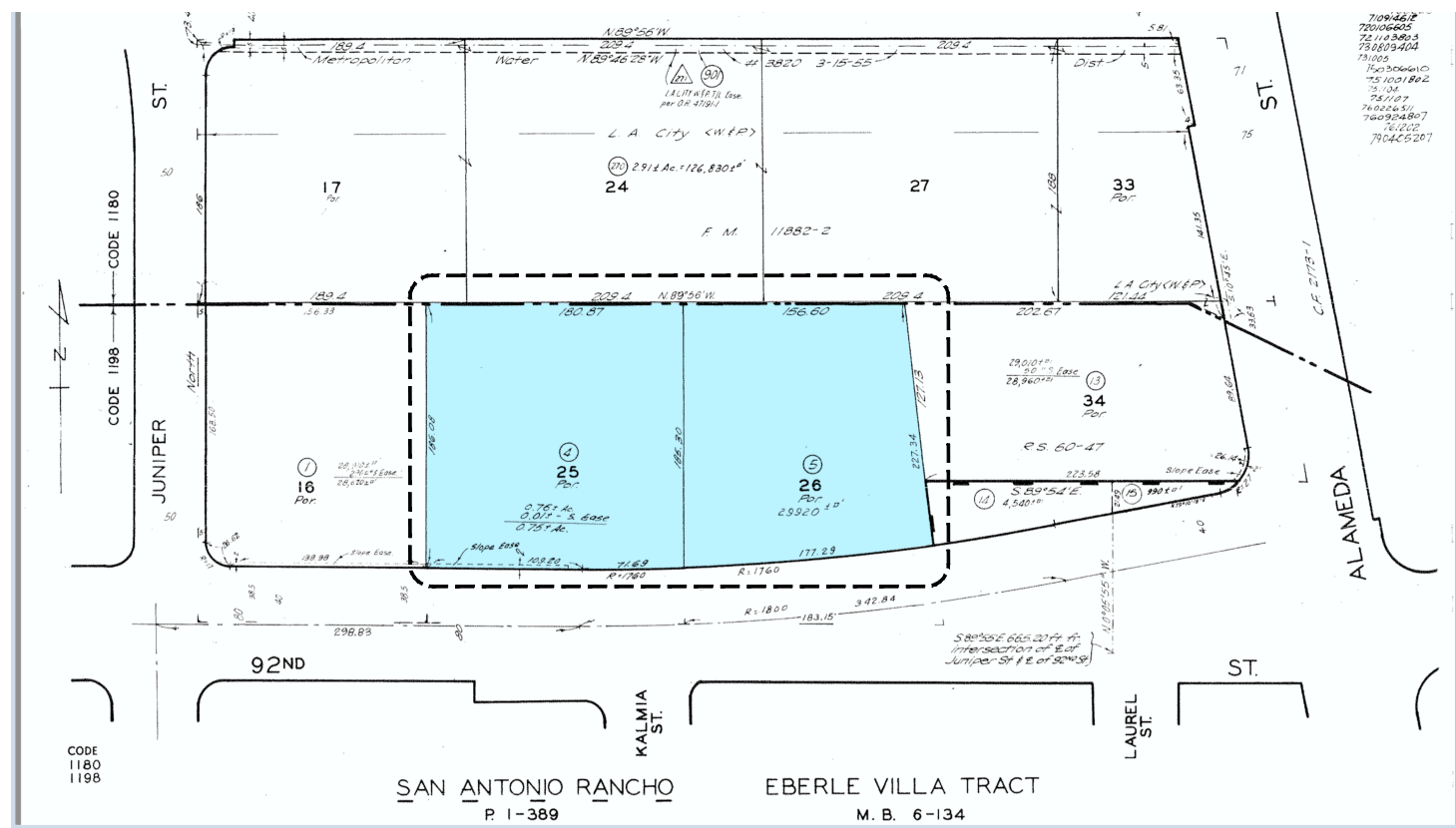
LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Public Correspondence

Williams Recycling

2225 E. 92nd Street, Los Angeles, California 90002



X ASSESSOR MAP OVERVIEW



X ASSESSOR'S MAP

ABBREVIATIONS

A.D.	Area Drain	G	Gas	R	Radius
ALUM.	Aluminum	GA.	Gauge	REC.	Recessed
APPROX.	Approximately	G.B.	Glass Block	RDWD.	Redwood
AW.	Awning	G.D.	Garbage Disposal	REF.	Refrigerator
BD.	Board	G.I.	Galvanized Iron	REINF.	Reinforced
BLDG.	Building	GYP.BD.	Gypsum Board	REQ.	Required
BS	Building Standard	H.B.	Hose Bib	S	Shelf
BLKG.	Blocking	H.C.	Handicap	S.C.	Solid Core
BOT.	Bottom	HDWR.	Hardware	SHT.	Sheet
C.L.	Center Line	H.M.	Hollow Metal	SHTG.	Sheeting
CLG.	Ceiling	H.P.	High Point	SIM.	Similar
CLR.	Clear	HT.	Height	S.S.	Stainless Steel
CF	Compact Fluorescent	INS.	Insulated	STL.	Steel
C.M.U.	Conc. Masonry Unit	INT.	Interior	STRUCT.	Structural
CONC.	Concrete	JNT.	Joint	SUR	Surface (mounted)
CONT.	Continuous	LFX	Light Fixture	T.G.	Tempered Glass
D	Doorbell	L.P.	Low Point	T & G	Tongue And Groove
DBL	Double	M	Mirror	TYP	Typical
D.F.P.T.	Doug. Fir Press.	MAS.	Masonry	VER.	Verify
DIA or Ø	Diameter	MAX	Maximum	W	With
DIM.	Dimension	M.C.	Medicine Cabinet	WW	Wall Washer
DN.	Down	MECH.	Mechanical	WH	Water Heater
DTL.	Detail	MEMB.	Membrane	WP	Water Proof
DW.	Dishwasher	MIN.	Minimum	YD.	Yard
ELEC.	Electric	MTL.	Metal	#	Pound.
EL	Elevation	NO.	Number	U.N.O	Unless Noted
EP	Electrical Panel	N.I.C.	Not In Contract		Otherwise
EQ.	Equal	N.T.S.	Not To Scale		
EQUIP.	Equipment	NR	Not Rated		
EXIST'G	Existing	O	Over		
(E)	Existing	O.C.	On Center		
EXT.	Exterior	O.D.	Outside Diameter		
FAB.	Fabricated	O.W.S.	Owner Will Supply		
F.F.	Finish Floor	P.C.	Pull Chain		
F.G.	Finish Grade	P.L.	Plate Line		
FLR.	Floor	PLUMB.	Plumbing		
FRAM'G	Framing	PNLD.	Paneled		
		PNTD.	Painted		

LEGEND / SYMBOLS

Section - Elevation		Detail No. Sheet No.	Finishes- Keynote	
Detail		Detail No. Sheet No.	Revision	
Door			Column Grid line	
Window			Room I.D.	
Interior Elevation		Elev No. Sheet No.	Plumbing Equipment Keynote	
Equipment Keynote			Wall type Keynote	
Keynote				

PROJECT SUMMARY:

Address:
2225 E. 92nd ST., LOS ANGELES CA 90002-2602

Assessor's AIN:
6045-020-004 & 6045020005

Property Type:
Industrial (3010)

Region / Cluster:
26 / 26817

Tax Rate Area (TRA):
01198

Legal Description:
EBERLE VILLA TRACT EX OF ST LOT 25
(PORTIONS OF LOT 25 AND 26 EBERLE VILLA TRACT, M.B. 8-134)

Applicant:
Williams Recycling

2225 E. 92nd Street
Los Angeles, CA 90002

Project Description:

Application for re-newal of existing Conditional Use Permit (CUP)
for existing Scrap Metal Facility business.
No change to (2) existing permitted buildings or facility Site Plan.

Lot Area:
33,106 sq. ft. + 29, 379 sq ft = 62,485 sq ft

Existing Buildings:

Construction: TYPE V-N

Occupancy: Office / Warehouse - Group B-2

Main Building A (Office / Warehouse with Mezzanine)

= 3,500 sf

Building B (Maintenance / Storage)

= 400 sf

Outdoor Area:

= 29,206 s.f.

Parking Calculation:

Building A

Office = 889 s.f. / (1) per 400 s.f. = 2.22 stalls

Warehouse = 2,611 s.f. / (1) per 1,000 s.f. = 2.61 stalls

Building B

Maint./Stor. = 400 s.f. / (1) per 1,000 s.f. = 1 stall

TOTAL PARKING STALLS REQUIRED = 7

Provided stalls = 10, with 1-Van Accessible stall = total 11 stalls

All stalls are 9' x 18'

(E) Landscape Area Measurements (refer to Site Plan for planter numbers):

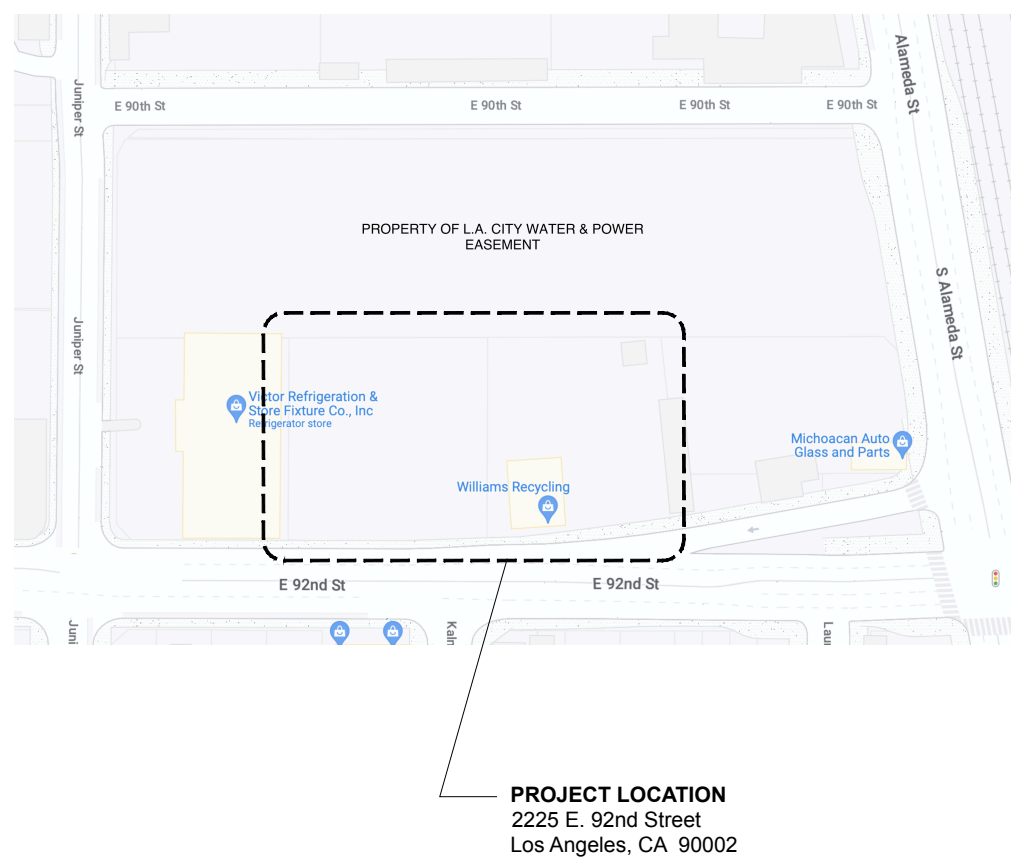
LANDSCAPING MEASUREMENTS	TOTALS
1. 15' X 4.5' = 67.5'	67.5'
2. 15' X 4.5' (rectangle) = 67.5'	67.5'
3. 18.8' X 4.5' (rectangle) = 84.75'	84.75'
4. 6' X 4.5' (rectangle) = 27'	27'
5. 6' X 4.5' (rectangle) = 27'	27'
6. SAME Dimensions as # 3	83.25'
7. 18.5' X 4.5' (rectangle) = 83.25'	83.25'
TOTALS	532.5'

Graffiti. All structures, walls, and fences that are publicly visible shall remain free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a Zoning Enforcement Officer that graffiti exists on the property. Paint used to cover graffiti shall match, as near as possible, the color of the surrounding surfaces.

Maintenance. The property, including adjoining sidewalks and rear alleys, shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas.

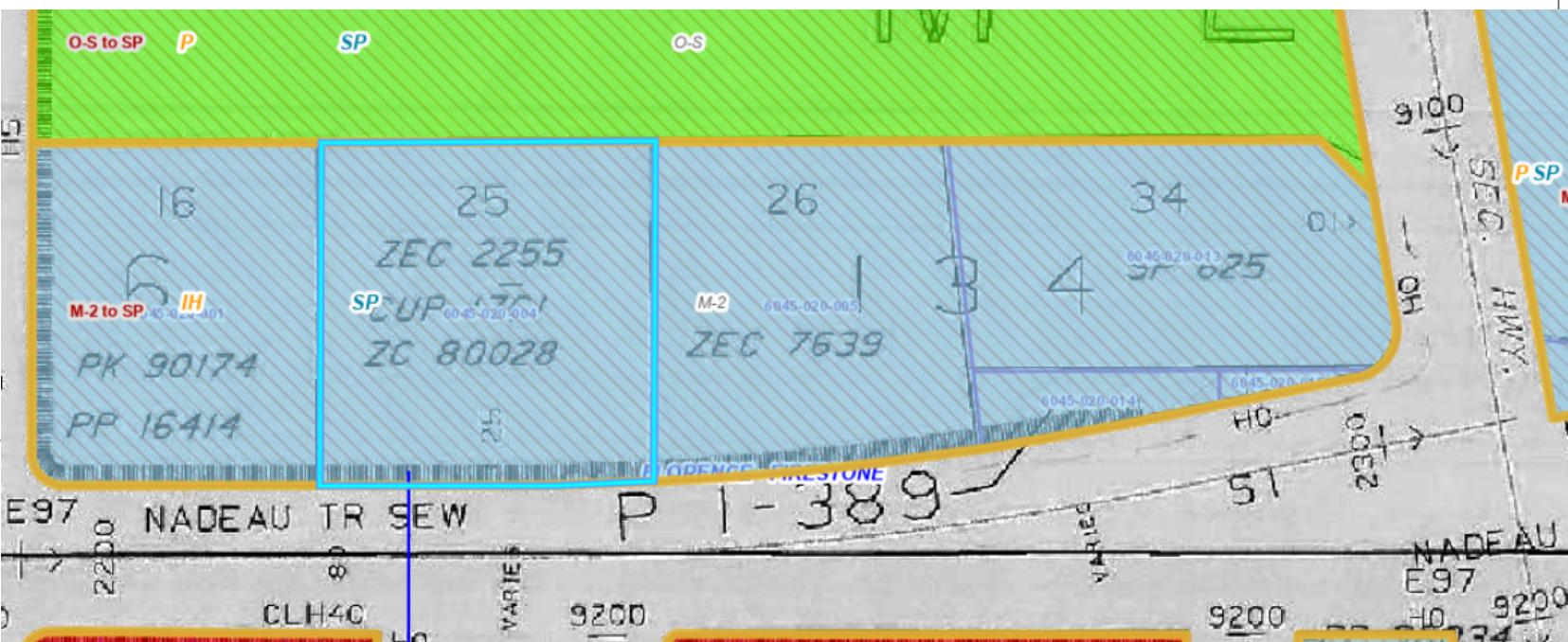
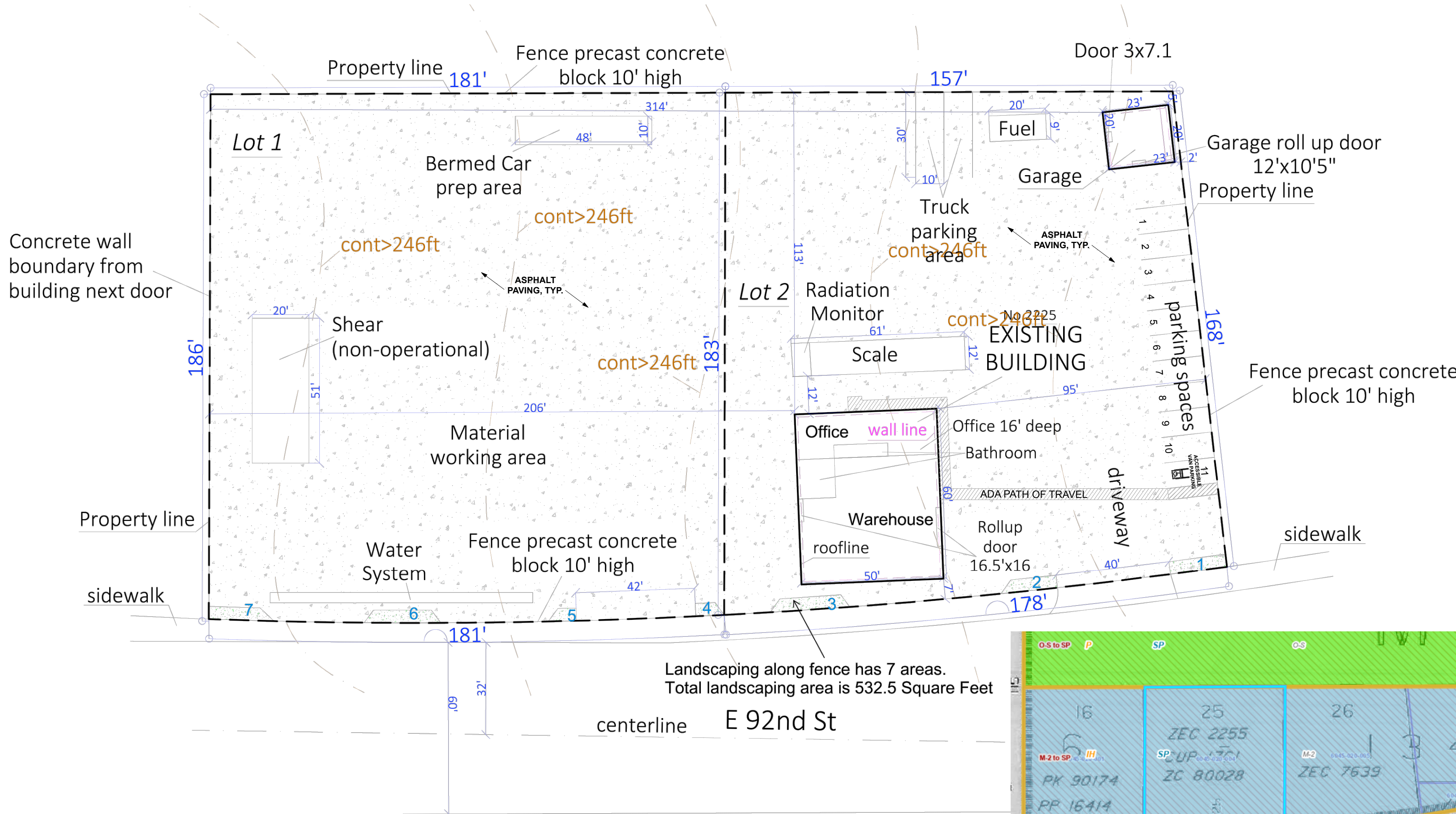
Material Colors. Black or other similar dark color shall not be used as the primary or base color for any wall or structure.

Measuring Height of Fences and Walls. Notwithstanding Section 22.110.070.A (Measuring Height of Fences and Walls), the height of a fence or wall shall be measured inclusive of any architectural feature, fixture, or support element attached to or part of said fence or wall



X VICINITY MAP

X EXISTING SITE PLAN Scale = 1:250



PROJECT DIRECTORY

ARCHITECT

Ramer Architecture

Richard Ramer

Ph: 310-452-2994

richard@ramer.com

Andrea Hewitt (Project Manager)

Ph: 310-990-5044

andrea@ramer.com

3231 Ocean Park Blvd. Suite 222

Santa Monica, California 90405

SHEET INDEX

ARCHITECTURE

Sheet Sheet Title

A-0.01 COVER SHEET & SITE PLAN

A-1.01 BUILDING PLAN & ELEVATIONS

A-1.02 PROPERTY FRONTAGE EXTERIOR ELEVATIONS

EXHIBIT-A (E) DRAINAGE PLAN



ramer
architecture

3231 ocean park blvd · suite 222
santa monica · california 90405
tel: 310. 452. 2994 fax: 310. 452. 1954
email : architecture@ramer.com

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Williams Recycling

2225 E. 92nd Street
Los Angeles, California 90002

09/11/23 - CUP Submittal

DATE ISSUE / REVISION

SHEET TITLE:
COVER SHEET & SITE PLAN

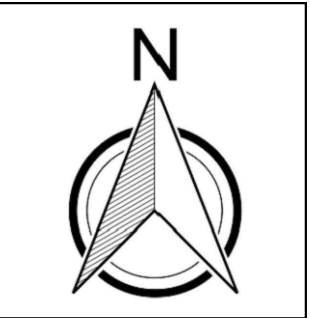
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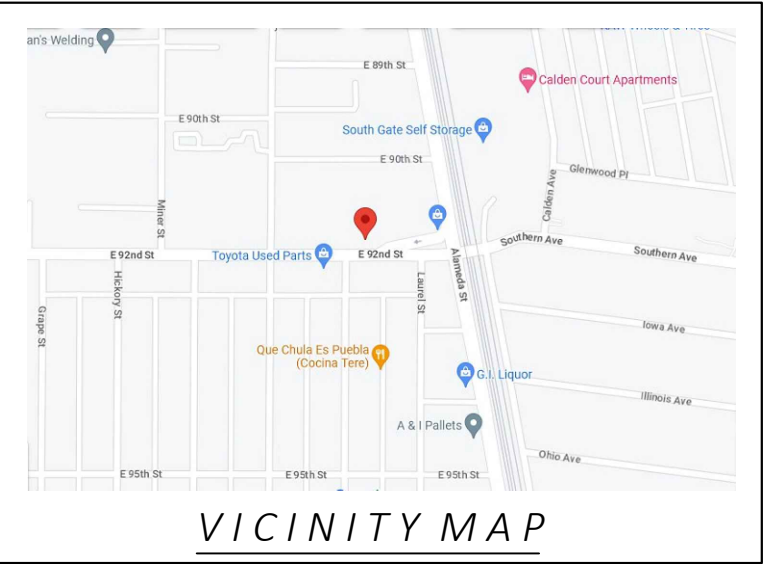
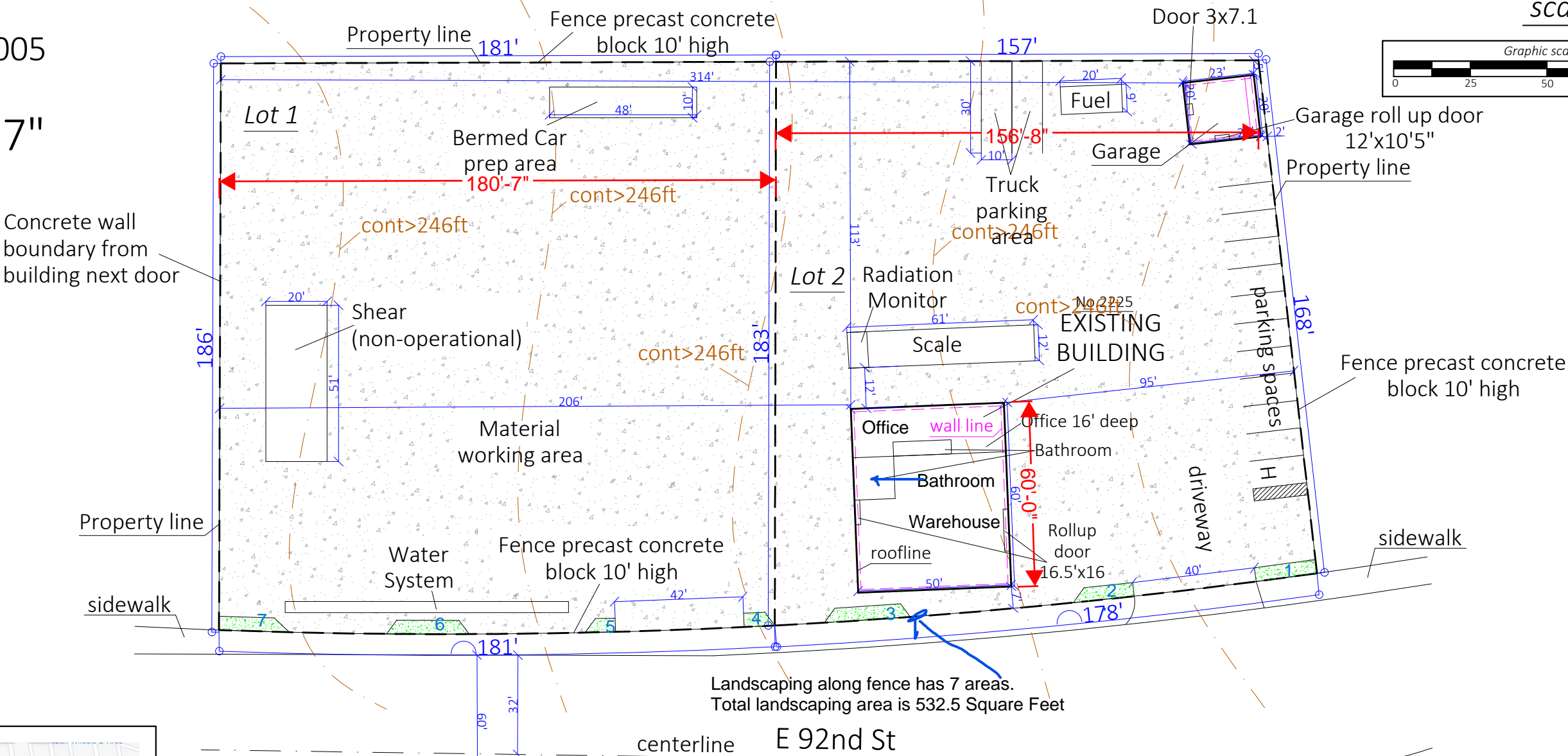
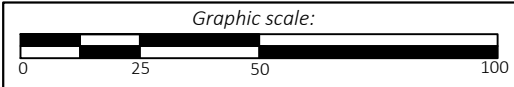
CAD FILE: SHEET NO:

A-0.01

SITE PLAN
2225 E 92nd St
Los Angeles, CA 90002
Parcel 1 ID: 6045-020-004
Lot 1 area: 0.76 Acres
Parcel 2 ID: 6045-020-005
Lot 2 area: 0.67 Acres
Paper Size: 11"x17"



scale 1"=40'



LANDSCAPING MEASUREMENTS

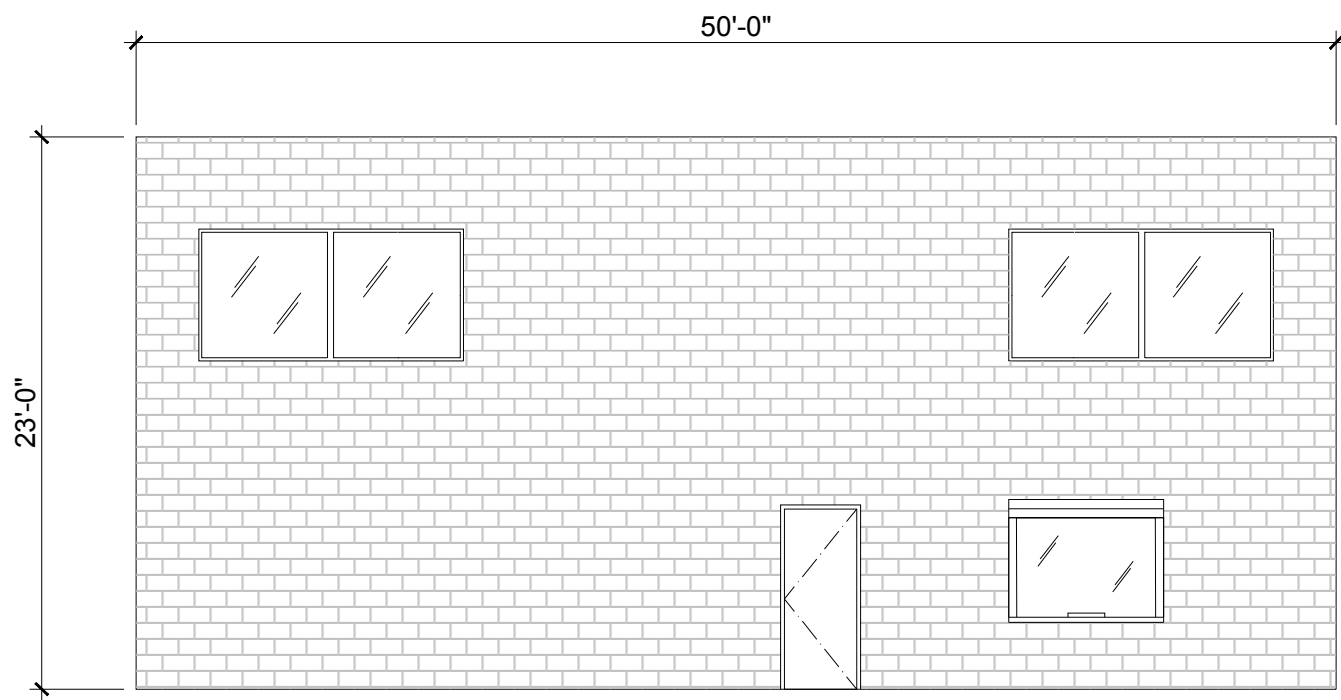
- | | |
|-------------------------------------|---|
| 1. 15' X 4.5' = 67.5' | 5.3'x4.5' x.5 (triangle) = 12' |
| 2. 15' X 4.5' (rectangle) = 67.5' | 4.5' x 5' x.5 (triangle) = 11.25' x2(triangles) |
| 3. 18.8'X 4.5' (rectangle) = 84.75' | 5' x 4.5'x.5 = 11.25'(triangle) |
| 4. 6' x 4.5' (rectangle) = 27' | 5'x 4.5' x.5 = 11.25' (triangle) |
| 5. 6' x 4.5' (rectangle) = 27' | |
| 6. SAME Dimensions as # 3 | |
| 7. 18.5' x 4.5'(rectangle) = 83.25' | 5'x 4.5' x.5 = 11.25' (triangle) |

TOTALS

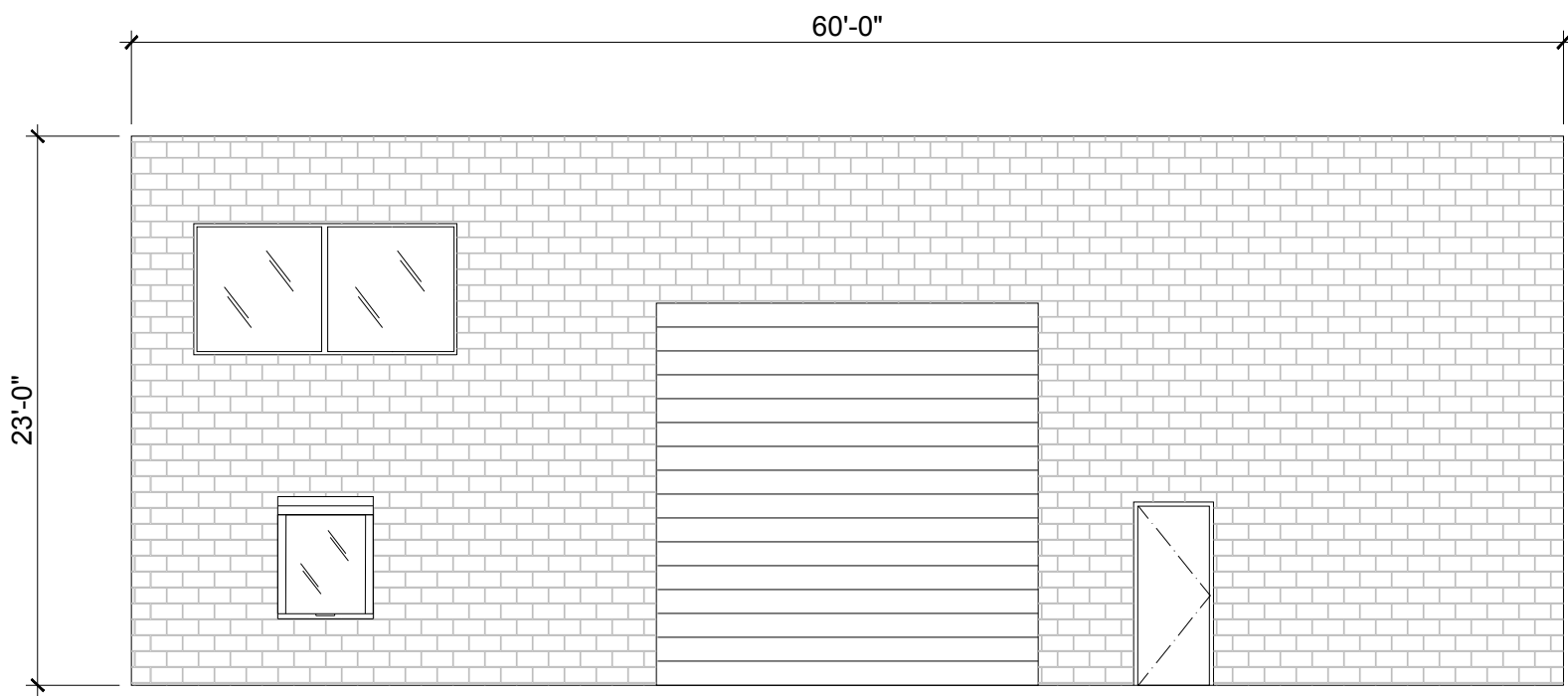
TOTALS

- 67.5'
79.5'
107.25'
38.25'
38.25'
107.25'
94.5'

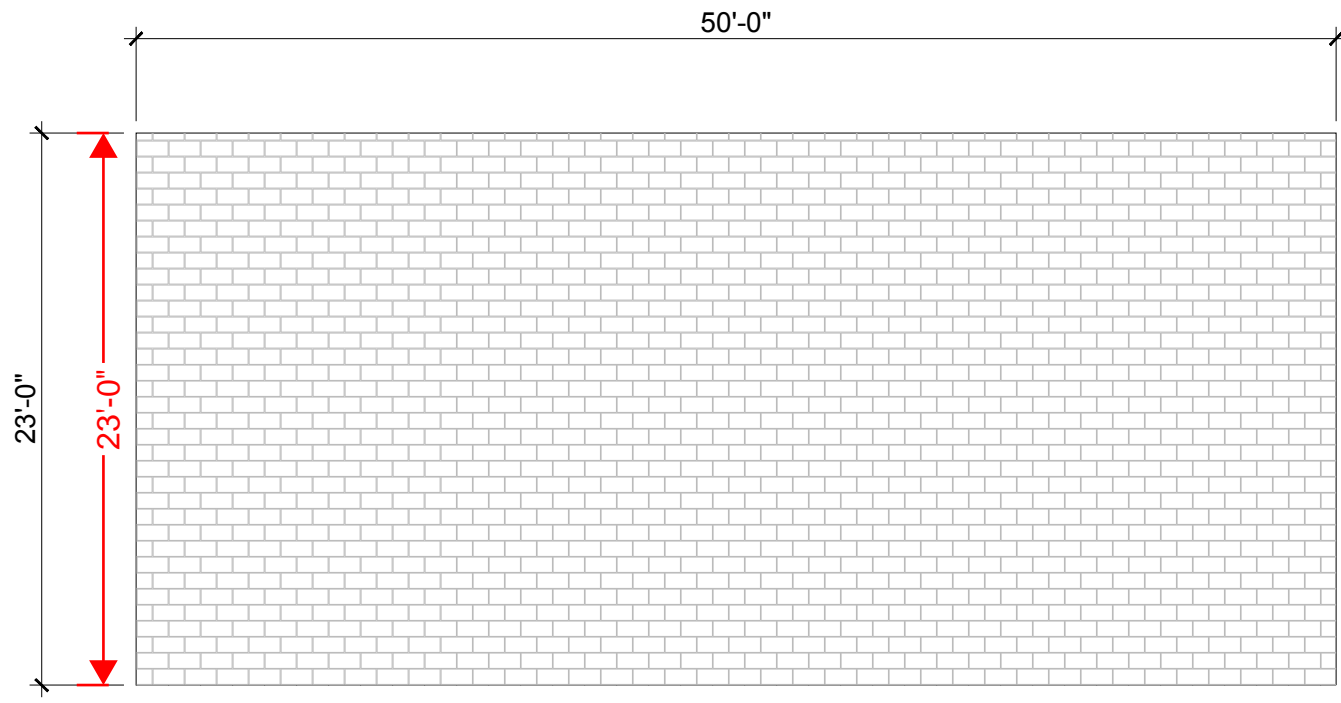
532.5'



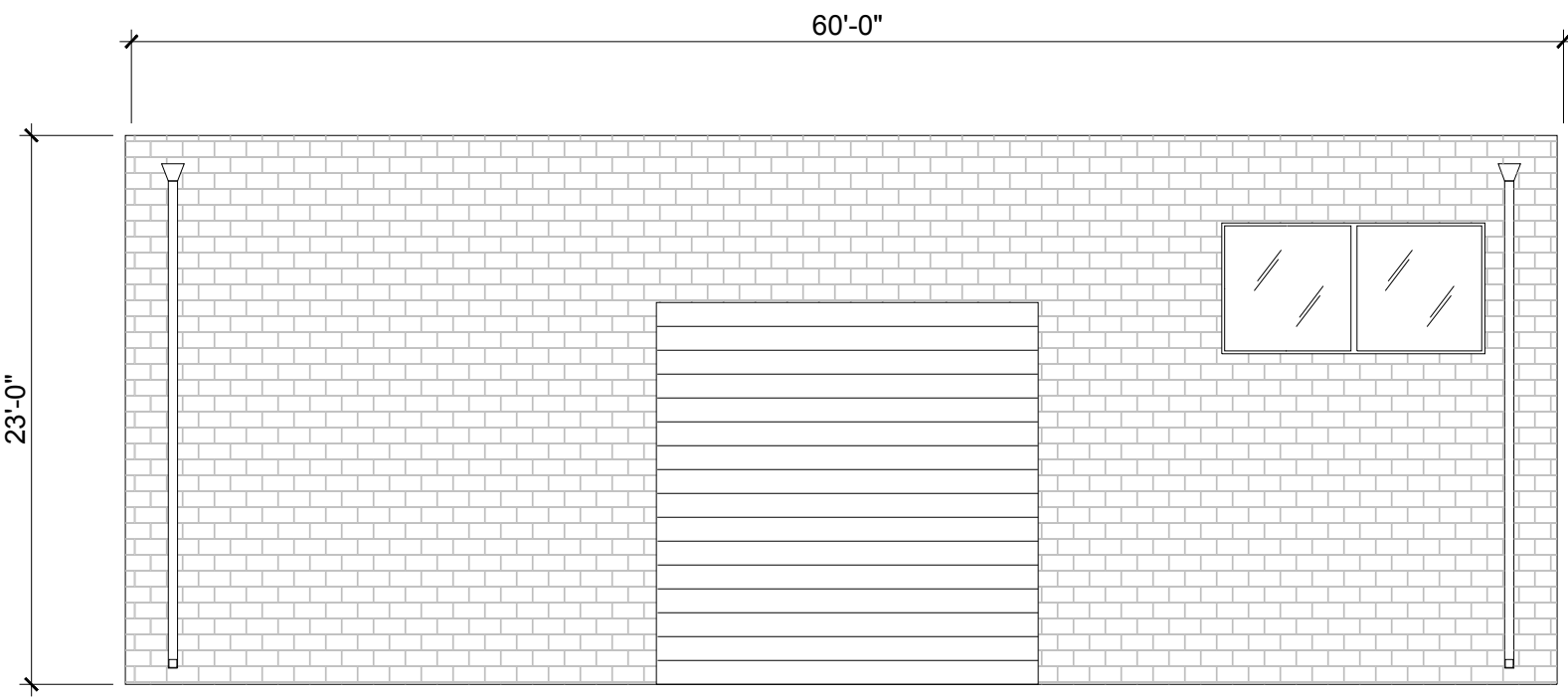
ELEV. A - NORTH



ELEV. B - WEST



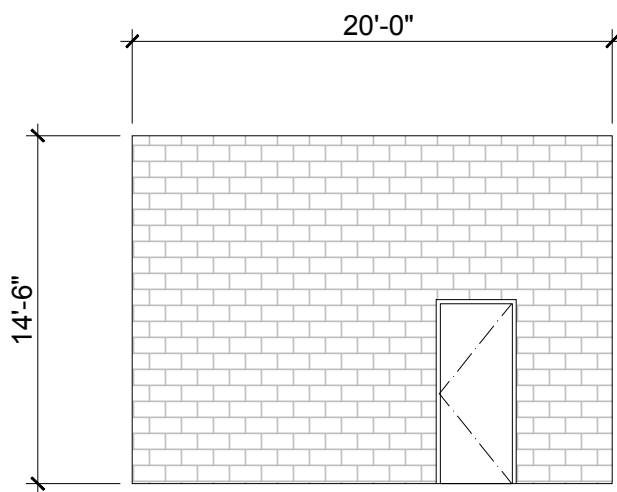
ELEV. C - SOUTH



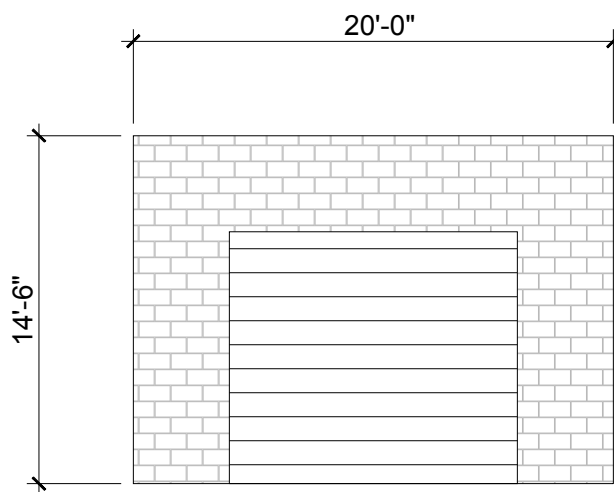
ELEV. D - EAST

3 (E) WAREHOUSE / OFFICE BUILDING "A" EXTERIOR ELEVATIONS

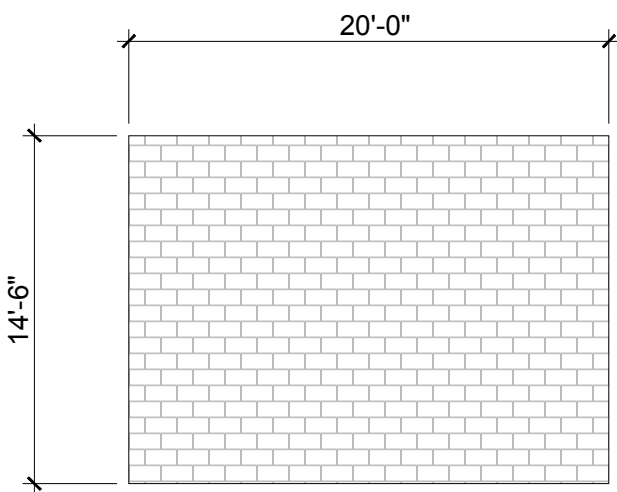
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ELEV. A - WEST



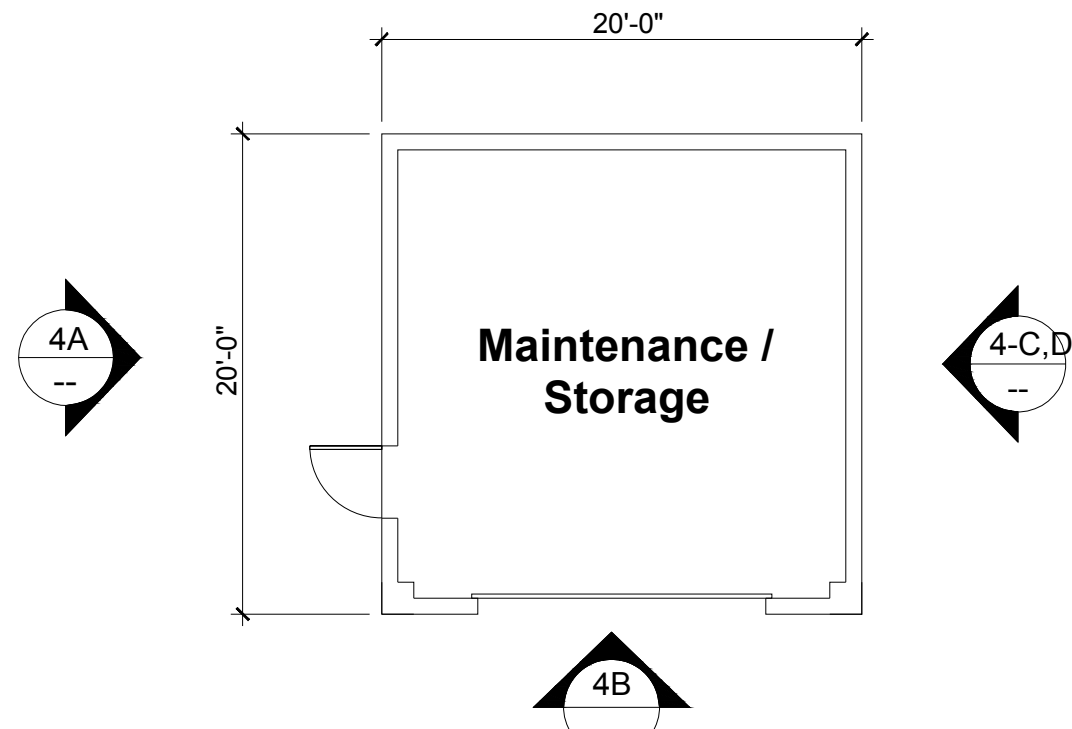
ELEV. B - SOUTH



ELEVS. C & D - NORTH & EAST

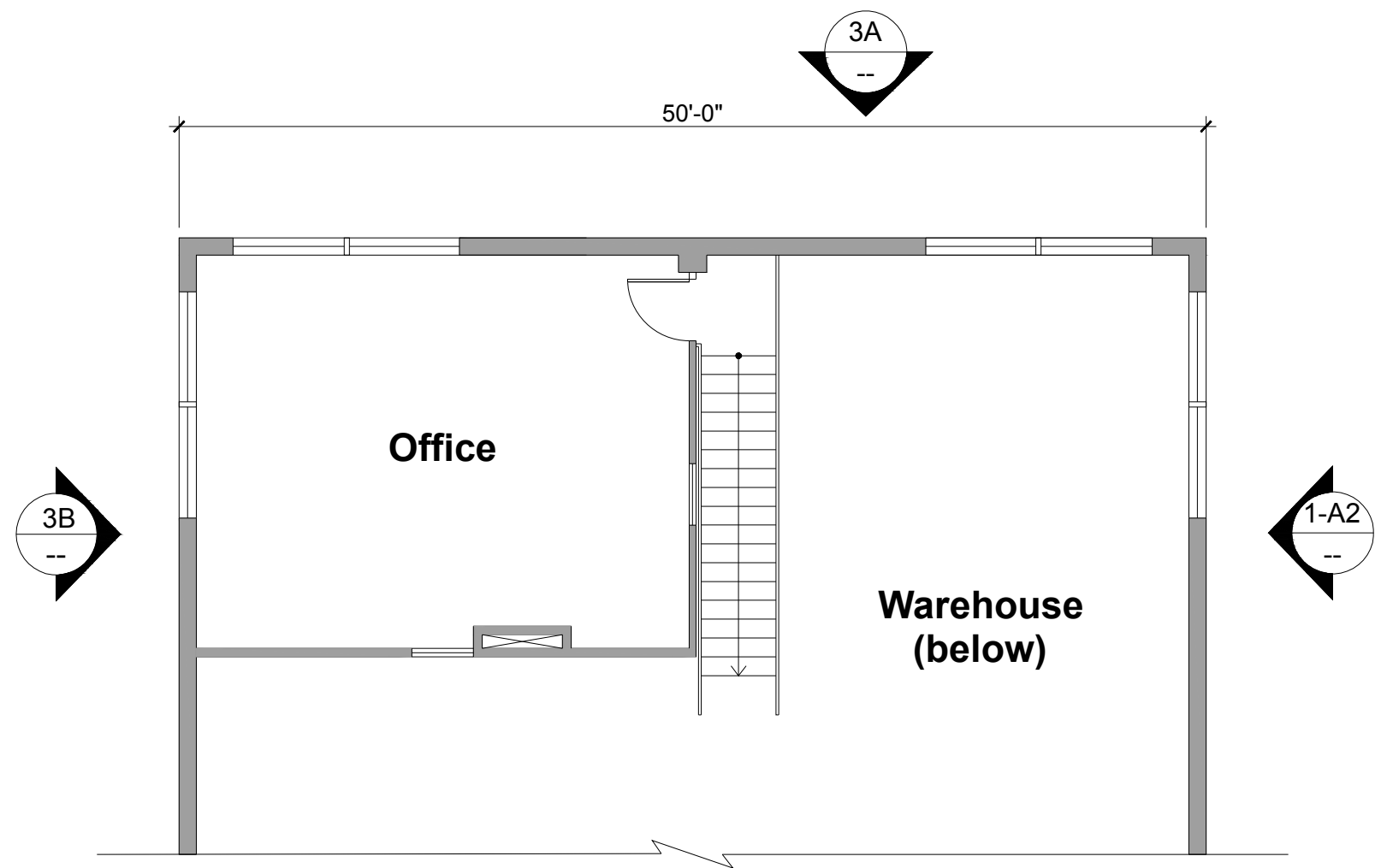
4 (E) MAINTENANCE / STORAGE BUILDING "B" EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"



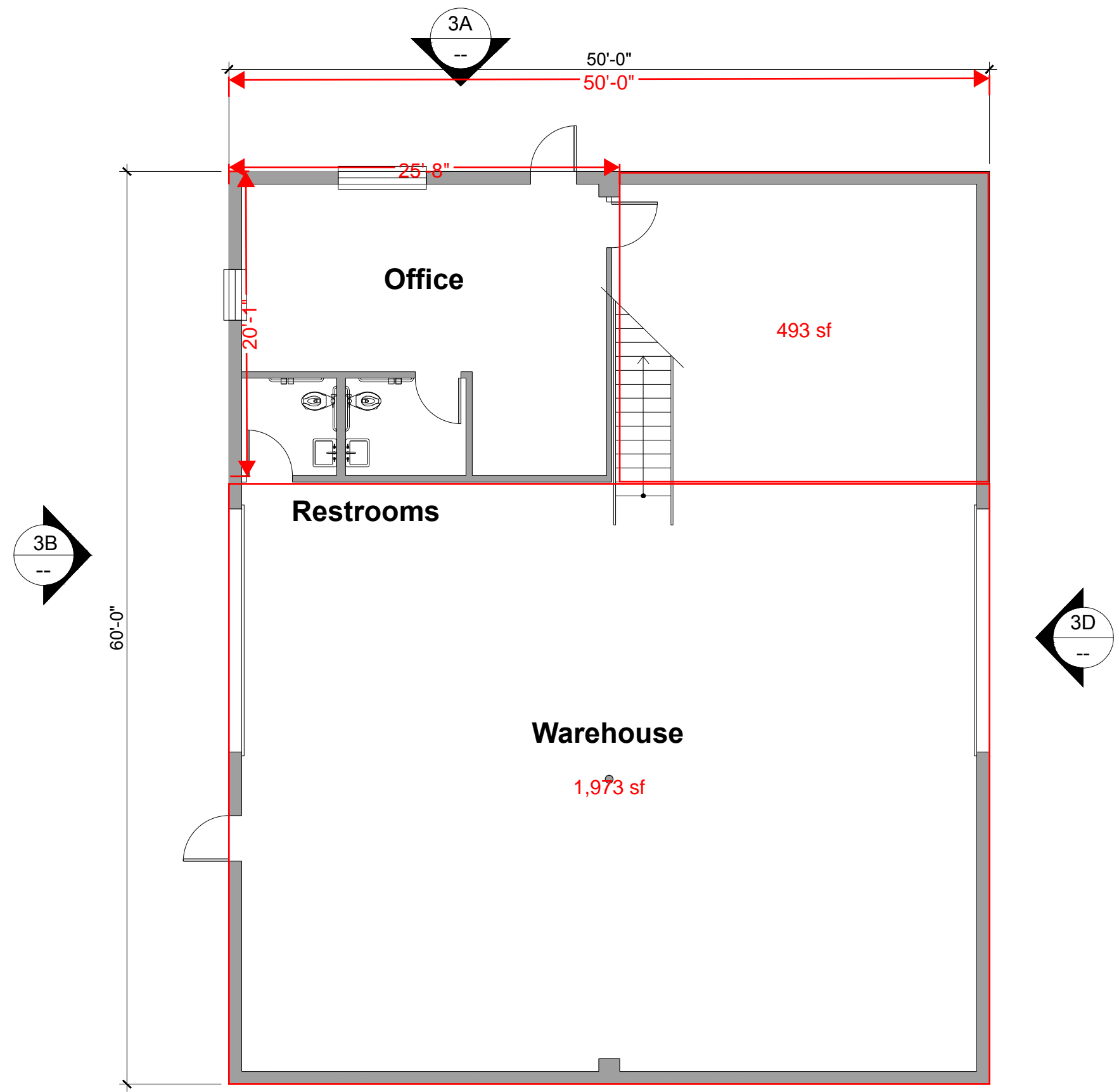
5 (E) MAINTENANCE / STORAGE BUILDING "B" PLAN

Scale: 1/8" = 1'-0"



1 (E) WAREHOUSE / OFFICE BUILDING "A" PLAN
(Mezzanine Level)

Scale: 1/8" = 1'-0"



2 (E) WAREHOUSE / OFFICE BUILDING "A" PLAN
(First Floor)

Scale: 1/8" = 1'-0"



ramer
architecture

3231 ocean park blvd · suite 222
santa monica · california 90405
tel: 310.452.2994 fax: 310.452.1954
email : architecture@ramer.com

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Los Angeles, California 90002

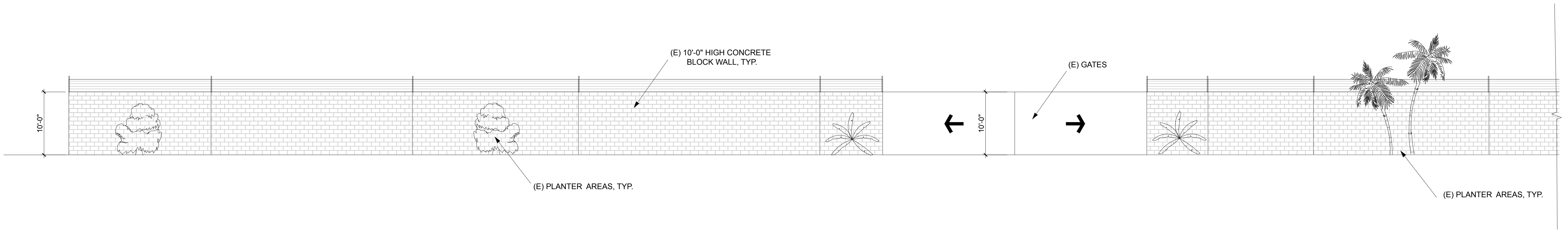
09-11-23 - CUP Submittal

DATE ISSUE / REVISION

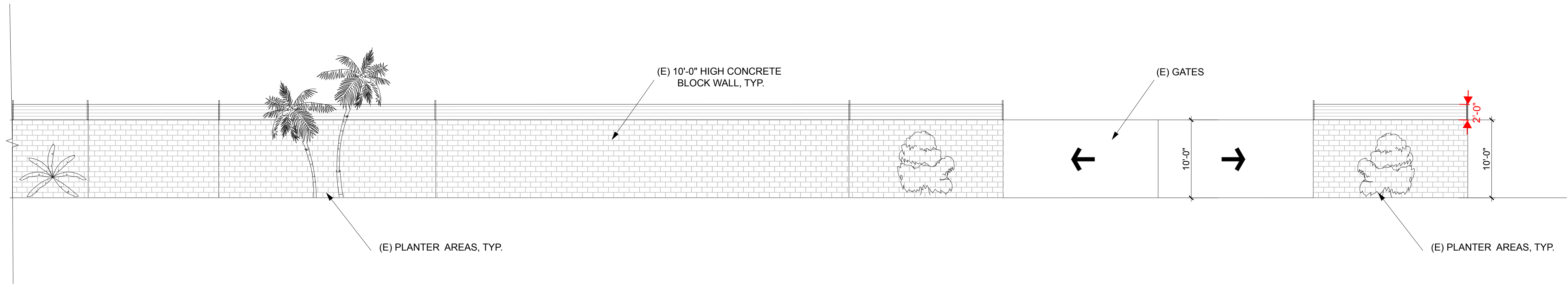
SHEET TITLE:
(E) BUILDING FLOOR PLANS
AND EXTERIOR ELEVATIONS

SCALE: PROJECT NO:
As Noted 2312
CAD FILE: SHEET NO:

A-1.01



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"



ramer
architecture


3 2 3 | ocean park blvd · suite 222
santa monica · california 9 0 4 0 5
tel: 310 . 452.2994 fax: 310 . 452.1954
email : architecture@ramer.com

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Williams Recycling

2225 E. 92nd Street
Los Angeles, California 90002

09-11-23 - CUP Submittal

DATE  ISSUE / REVISION

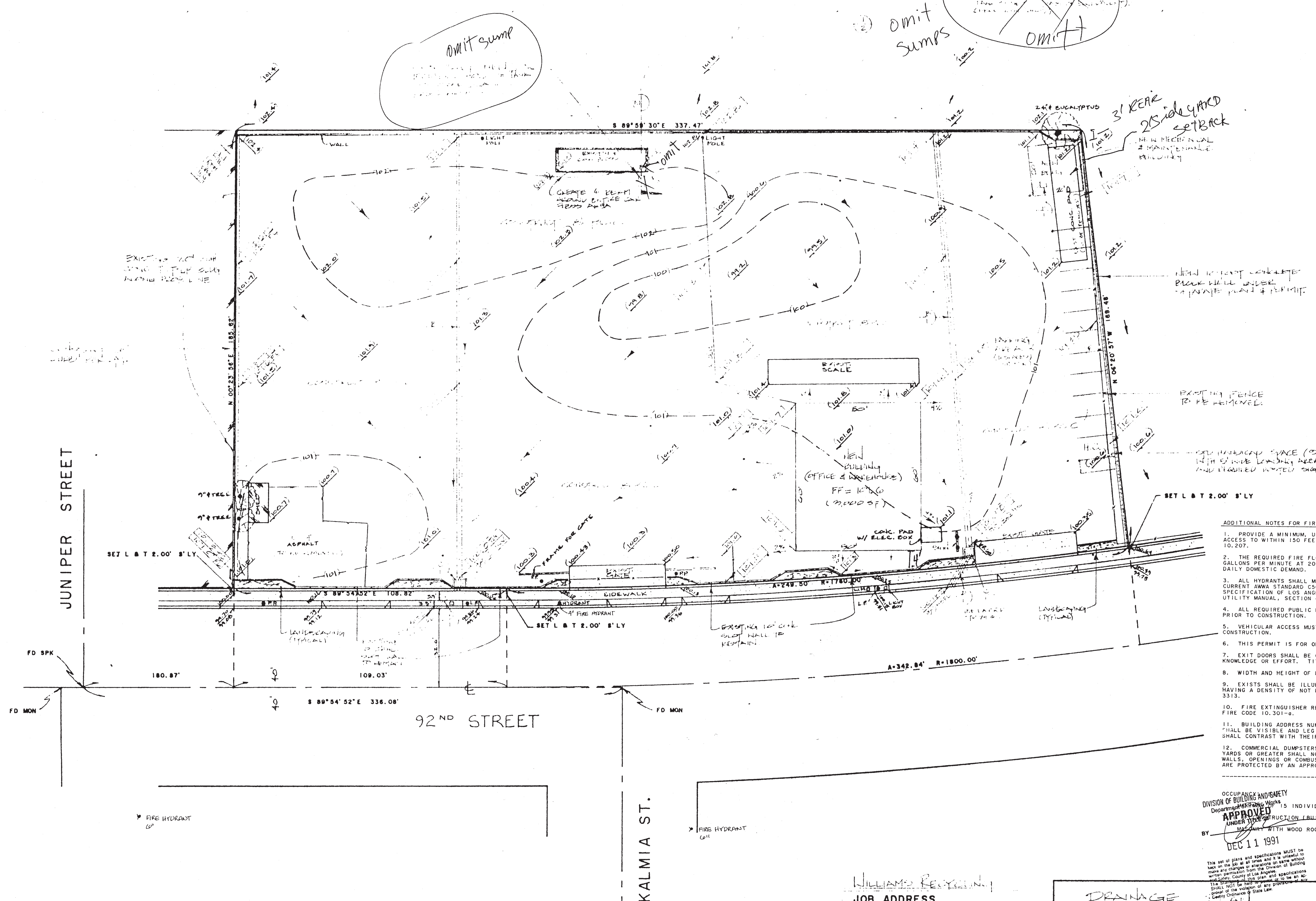
SHEET TITLE:
**(E) EXTERIOR FRONT WALL
ELEVATIONS**

SCALE:
As Noted

PROJECT NO:
2312

CAD FILE:

SHEET NO:
A-1.02



SCALE: 1" = 20'
0 10 20 30 40

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
APPROVED
FOR 8-2
NOV 12 1991
EDWARD G. SHWEIRI
REGISTERED PROFESSIONAL ENGINEER
No. 11284
EXP. 12-31-92
CIVIL
STATE OF CALIFORNIA

- ADDITIONAL NOTES FOR FIRE DEPARTMENT CLEARANCE
1. PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET CLEAR TO SKY, VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS. FIRE CODE 10.207.
 2. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 2000 GALLONS PER MINUTE AT 20 PSI FOR A DURATION OF 2 HOURS, OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND.
 3. ALL HYDRANTS SHALL MEASURE 6" X 4" X 2 1/2" BRASS OR BRONZE, CONFORMING TO CURRENT AWWA STANDARD C503, OR APPROVED EQUAL. HYDRANTS SHALL BE INSTALLED PER SPECIFICATION OF LOS ANGELES COUNTY WATER ORDINANCE NO. 7834. (TITLE 20) UTILITY MANUAL, SECTION 4.0 TO 4.6.
 4. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO CONSTRUCTION.
 5. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
 6. THIS PERMIT IS FOR OFFICE & WAREHOUSE ONLY.
 7. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. TITLE 24, 12.104.
 8. WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH TITLE 24, 3304-a.
 9. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED, WITH LIGHT HAVING A DENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT FLOOR LEVEL. TITLE 24, 3313.
 10. FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIELD INSPECTOR. FIRE CODE 10.301-a.
 11. BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THE BACKGROUND. FIRE CODE 10.208.
 12. COMMERCIAL DUMPSTERS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS AREAS CONTAINING DUMPSTERS ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM. FIRE CODE 11.201.

OCCUPANCY
DIVISION OF BUILDING AND SAFETY
Department of Public Works
APPROVED
UNDER CONSTRUCTION (BUILDING): V-N
BY: [Signature]
DEC 11 1991
WITH WOOD ROOF.

EXHIBIT - A

WILLIAM R. REYNOLDS
JOB ADDRESS
2225 E. 92ND STREET
LOS ANGELES, CA
LEGAL DESCRIPTION
PORTIONS OF LOT 25 AND 26
EBERLE VILLA TRACT
M.B. 8-134

DRAINAGE
FOR
FIELD CONSTRUCTION
9002 ROSANNA AVE.
GARDEN GROVE, CA 92641
(714) 534-8104
ROY FIELD

EDWARD G. SHWEIRI R.C.E. 11284		JOB NO. 91-099
DENNIS ENGINEERS		SHEET 2
DRAWN BY T.B./G.E.		DATE 8-10-91
3814 DEL AND BLVD, SUITE 201 • TORRANCE, CA 90503 • (310) 548-0433		OF 2

**PROJECT NUMBER**

PRJ2020-001956

HEARING DATE

April 23, 2024

REQUESTED ENTITLEMENT(S)

Conditional Use Permit ("CUP") No.

RPPL2020006176

PROJECT SUMMARY

OWNER / APPLICANT

Gregory Williams, Owner

Williams Recycling Co., Inc., Applicant

MAP/EXHIBIT DATE

September 11, 2023

PROJECT OVERVIEW

A CUP for the continued operation and maintenance of a scrap metal processing yard and recycling facility in the M-2 (Heavy Manufacturing) Zone. The site is paved and includes an existing material sorting area, a non-operational shear, a 61-foot-long scale with a radiation monitor, a garage, a fuel area, a warehouse and office building, 11 standard-sized vehicle parking spaces, and two truck storage spaces. The site is secured by a 10-foot-high perimeter solid concrete masonry unit wall and 532.5 square feet of landscaping is provided in seven separate four-and-one-half-foot-wide landscaped buffers along East 92nd Street. No changes are proposed to the existing site. The scrap metal yard and recycling facility was previously approved by CUP 90-272-(2), which was approved on September 11, 1990, and expired on September 11, 2020.

LOCATION

2225 East 92nd Street Florence-Firestone

ACCESS

East 92nd Street

ASSESSORS PARCEL NUMBER(S)

6045-020-004; 6045-020-005

SITE AREA

1.43 Acres

GENERAL PLAN / LOCAL PLAN

Florence Firestone Community Plan

ZONED DISTRICT

Firestone Park

LAND USE DESIGNATION

IH (Heavy Industrial)

ZONE

M-2 (Heavy Manufacturing)

PROPOSED UNITS

None

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICTFlorence-Firestone¹**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Florence-Firestone Community Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - Chapter 22.324 (Florence-Firestone CSD requirements)
 - Section 22.22.060 (Development Standards for Industrial Zones)

CASE PLANNER:

Elsa M. Rodriguez

PHONE NUMBER:

(213) 262-1407

E-MAIL ADDRESS:

erodriguez@planning.lacounty.gov

¹ The Florence-Firestone Community Standards District was 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 on September 2, 2020.

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2020-001956-(2)
CONDITIONAL USE NO. RPPL2020006176

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. **RPPL2020006176** ("CUP") on April 23, 2024.
2. **HEARING PROCEEDINGS.** Reserved.
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Williams Recycling Co., Inc., ("Permittee"), requests the CUP to authorize the continued operation and maintenance of a scrap metal processing yard and recycling facility ("Project") on a property located at 2225 East 92nd Street in the unincorporated community of Florence-Firestone ("Project Site") pursuant to County Code Section 22.22.030 (Principal Use Regulations for Industrial Zones).
4. **ENTITLEMENT(S) REQUIRED.** The CUP is a request to continue the 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).

A CUP is also required for outdoor businesses located within 250 feet of a Residential Zone or a sensitive use pursuant to County Code Section 22.324.070.C.4 (Florence-Firestone Community Standards District Zone Specific Development Standards). Residences in the R-3 (Limited Density Multiple Residence) Zone are located less than 250 feet away from the Project Site to the south. The Florence-Firestone Community Standards District was 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 Permittee chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on September 2, 2020.

5. **LOCATION.** The Project is located at 2225 East 92nd Street within the Firestone Park Zoned District and Metro Planning Area.
6. **PREVIOUS ENTITLEMENT(S).** The Project Site was originally developed as an auto wrecking yard pursuant to Zoning Exception Case No. 2255, which was approved on December 20, 1955, and Zoning Exception Case No. 7639, which was approved on April 20, 1965. CUP No. 1761-(2), which was approved on April 1, 1981, allowed the continued operation of the auto wrecking yard with the addition of a scrap metal

processing yard and recycling facility. CUP No. 90-272-(2), which was approved on September 11, 1990, and expired on September 11, 2020, allowed the continued operation of the scrap metal and recycling facility.

7. **LAND USE DESIGNATION.** The Project Site is located within the IH (Heavy Industrial) land use designation of the Florence-Firestone Community Plan (“Community Plan”) Land Use Policy Map.
8. **ZONING.** The Project Site is located in the Firestone Park Zoned District and is currently zoned M-2 (Heavy Manufacturing). Pursuant to County Code Section 22.22.030 (Principal Use Regulations for Industrial Zones), a CUP is required for the scrap metal processing yard and recycling facility.

A CUP is also required for outdoor businesses located within 250 feet of a Residential Zone or a sensitive use pursuant to County Code Section 22.324.070.C.4 (Florence-Firestone Community Standards District Zone Specific Development Standards). Residences in the R-3 (Limited Density Multiple Residence) Zone are located less than 250 feet away from the Project Site to the south. The Florence-Firestone Community Standards District was 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 Permittee chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on September 2, 2020.

9. SURROUNDING LAND USES AND ZONING

LOCATION	FLORENCE-FIRESTONE COMMUNITY PLAN LAND USE POLICY	ZONING*	EXISTING USES
NORTH	P (Public and Semi-Public)	O-S (Open Space)	Los Angeles City Department of Water and Power Transmission Lines
EAST	IH (Heavy Industrial)	M-2 (Heavy Manufacturing)	Auto Glass and Parts; Alameda Freight Corridor
SOUTH	CG (General Commercial) H18 (Residential 18, maximum density 18 dwelling units per net acre)	R-3 (Limited Density Multiple Residence)	Auto Glass and Parts; Used Auto Parts; Single-family and Multi-family residences
WEST	IH and IL (Light Industrial)	M-2 and M-1 (Light Manufacturing)	Refrigeration and Store Fixtures; Warehousing and Storage

* 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 September 2, 2020.

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 1.43 net acres in size and consists of two legal lots. The Project Site is rectangular in shape with flat topography and is developed with a warehouse, office, garage, and 10-foot-tall perimeter solid walls.

B. Site Access

The Project Site is accessible via East 92nd Street to the south. Primary access to the Project Site will be via two driveways that provide entrance/exit on East 92nd Street.

C. Site Plan

The Project Site is 1.43 net acres (approximately 62,654 square feet) in size and consists of two legal lots. There are two 40-foot-wide entry and exit driveways along East 92nd Street. The Project Site is paved and contains an existing car preparation area, a material sorting area, a non-operational shear, a 61-foot-long scale with a radiation monitor, a 460-square-foot garage, a fuel area, a 3,000-square-foot warehouse and office building, 11 standard-sized vehicle parking spaces, and two truck storage spaces. The Project Site is secured by a 10-foot-high perimeter solid concrete masonry unit wall. 532.5 square feet of landscaping is provided in seven separate landscaped buffers abutting East 92nd Street. Each landscaped buffer is four and a half feet in depth. No physical or operational changes are proposed to the existing site.

D. Parking

The Project Site includes 11 standard-sized vehicle parking spaces, one of which is accessible to persons with disabilities in compliance with the Americans with Disabilities Act ("ADA"). The vehicle parking spaces are located on the eastern side of the Project Site.

11. CEQA DETERMINATION. Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff ("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, because the Project is the continued operation and maintenance an existing scrap metal processing yard and recycling facility with no expansion.

12. **COMMUNITY OUTREACH.** Prior to the Hearing Officer's public hearing on the Project, the Permittee conducted outreach to the Florence-Firestone Community Organization, the Avalon Gardens Community Association, the East Gardena Community Association, the Harbor Gateway Chamber of Commerce, and the Century Sheriff Station Foundation. The Permittee is active in these groups and participates regularly. The Permittee has served as the treasurer of the Century Sheriff Station Foundation for the past 15 years.

13. **PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer dated April 11, 2024, Staff received six public comments in support of the Project. Four public comments are from A&I Pallets, Victory Ground Support Equipment Company, Southern California Truck Parts, and Ben Klein which are existing nearby businesses or business owners. One public comment is from the President of the Century Sheriff Station Foundation and one public comment is from the President of the Florence-Firestone Community Organization.

14. AGENCY RECOMMENDATIONS.

- A. County Department of Public Works: Recommended clearance to public hearing with no conditions in a letter dated October 10, 2023.
- B. County Fire Department: Recommended clearance to public hearing with no conditions in a letter dated October 17, 2023.
- C. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated November 21, 2023.

15. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper [Daily News], and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On March 14, 2024, a total of 63 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 nine notices to those on the courtesy mailing list for the Firestone Park Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Florence-Firestone Community Plan because the IH (Heavy Industrial) land use designation is intended for heavy industrial uses, including heavy manufacturing and other capital-intensive industrial uses, such as this Project. The Hearing Officer further finds that the Project promotes economic development and utilizes adequate buffers to ensure compatibility between uses.

17. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan and the Florence-Firestone Community Plan:

General Plan: Land Use and Economic Development Elements

- *Policy ED 2.7 (Economic Development): Incentivize economic development and growth along existing transportation corridors and in urbanized areas.*
- *Policy ED 2.2 (Economic Development): Utilize adequate buffering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.*
- *Policy LU 7.1 (Land Use): Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.*

The Project is an existing scrap metal processing yard and recycling facility within the Alameda Corridor. The Alameda Corridor, which includes Alameda Street, an existing Secondary Highway, and surrounding areas, has multiple industrial uses, such as pick-your-part junk and salvage yards, auto dismantling yards, and auto repair shops. The approval of the Project will allow the business to continue meeting local and regional needs for scrap metal and recycling, will support diversified commercial and retail services in the community, and will provide employment opportunities and incentivize economic development and growth.

The Project Site has an existing 10-foot-tall solid wall plus an additional three-foot-tall solid metal topper above the wall to further screen the scrap metal yard operations. The existing residential uses to the south are buffered from the Project Site by East 92nd Street, which is an existing 80-foot-wide Secondary Highway mapped on the County's Master Plan of Highways. The Project Site directly adjoins East 92nd Street, which means that trucks entering and existing the Project Site do not need to travel on local streets that primarily serve residential uses. The Project includes 532.5 square feet of landscaping along East 92nd Street, closest to the residential uses to the south. The entire Project Site is fully paved, enclosed by perimeter walls, and has adequate space to accommodate all the required parking and areas for the loading, unloading, and circulation of trucks, so operations will not spill over into the adjacent public right-of-way.

The CUP ensures that any incompatibilities between the Project and nearby residential uses are addressed via physical and operational standards. A valid CUP for the Project benefits the business owner and ensures the safety and wellbeing of the community.

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.

The Project's continued operation, with adherence to the CUP's conditions of approval, will align with Florence-Firestone Community Plan Policy I-1.1 by supporting viable businesses and by supporting 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 ensure compatibility with nearby residential uses. The CUP ensures that adequate physical and operational standards are satisfied onsite, such as hours of operation, maintenance, and solid walls/enclosures.

ZONING CODE CONSISTENCY FINDINGS

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the M-2 zoning classification because a scrap metal processing yard and recycling facility is permitted in such zone with a CUP pursuant to County Code Section 22.22.030 (Principal Use Regulations for Industrial Zones).

Additionally, a CUP is required for outdoor businesses located within 250 feet of a Residential Zone or a sensitive use pursuant to County Code Section 22.324.070.C.4 (Florence-Firestone Community Standards District Zone Specific Development Standards). Residences in the R-3 (Limited Density Multiple Residence) Zone are located less than 250 feet away from the Project Site to the south. The Florence-Firestone Community Standards District was 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 Permittee chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on September 2, 2020.

19. **FLOOR AREA RATIO.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.22.060 (M-2 Zone Development Standards). The Project has a Floor Area Ratio of 0.10 which is within the maximum allowable Floor Area Ratio of 1.0 for the M-2 Zone.

20. **ENCLOSURE.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.140.530.B (Scrap Metal Processing Yards). This County Code Section requires that all operations and storage, including all equipment used in conducting such use, other than parking, shall be conducted within an enclosed building or within an area enclosed by a solid wall or solid fence. The Project's existing 10-foot-tall perimeter walls are solid and satisfy the enclosure requirement.

21. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.140.530.C (Scrap Metal Processing Yards) related to fence and wall materials, height, and uniformity. This County Code Section provides development standards for fences and walls and requires them to be of a uniform height between eight and 15 feet. 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 existing solid perimeter walls are 10 feet tall, made of precast concrete, and are uniform in materials,

height, and color. Additionally, the perimeter walls have a solid three-foot-tall metal panel or “topper” above them to further screen the site.

22. **LANDSCAPING.** The Hearing Officer finds that the Project is inconsistent with the standards identified in County Code Section 22.140.530.F (Scrap Metal Processing Yards) related to landscaping. This County Code Section requires that fences of 10 or more feet in height to be set back at least three feet from the property line to accommodate a three-foot-wide landscaped buffer. The Project provides a minimum three-foot-wide landscaped buffer in seven sections along the frontage on East 92nd Street, but not along the entire length of the frontage. Although the Project does not comply with current standards, the existing walls were legally constructed with building permits and 532.5 square feet of landscaping is provided in seven separate four-and-a-half-foot-wide landscaped buffers along East 92nd Street.
23. **PARKING.** The Hearing Officer 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 of floor area, warehouse land uses require one parking space for every 1,000 square feet of floor area, and open storage yard land uses require one parking space for every 7,000 square feet of yard area and one parking space for every 20,000 square feet or fraction thereof of yard area in excess of 42,000 square feet. The Project has 11 existing parking spaces, one of which is accessible to persons with disabilities in compliance with the ADA.
24. **PAVING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.530.E (Scrap Metal Processing Yards). This County Code Section requires that all areas of the yard open to vehicular passage shall 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 Project Site is fully paved.
25. **STORAGE LIMITATIONS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.530.G (Scrap Metal Processing Yards). This County Code Section requires that salvage or junk not be placed or allowed to remain outside of the enclosed yard area and states that salvage or junk may be stored above the height of the fence or wall, provided that such storage is not within 10 feet of an exterior lot line. The Project Site is enclosed by a perimeter 10-foot-tall solid wall, plus a solid three-foot-tall topper, and all equipment associated with the Project is setback more than 10 feet from any property line. The storage bins with the various sorted metals do not exceed the height of the solid wall.
26. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.114.120 (Roof and Freestanding Business Signs). This County Code Section allows up to 150 square feet of sign area plus one three-fourths of one square foot of sign area for each one foot of street or highway frontage in excess of 100 feet. The existing freestanding sign is 48 square feet (12 feet by eight feet) and no changes are proposed.

27. **COMMUNITY STANDARDS DISTRICT ("CSD").** The Hearing Officer 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 62,585 square feet in gross area and is above the CSD's minimum lot size requirement of 15,000 square feet. The Project does not adjoin a residential zone or a sensitive use; therefore, it is not explicitly prohibited in the M-2 Zone. The CSD's community-wide development standards addressing graffiti and site maintenance are included in the Project's conditions of approval. The CSD was 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 Permittee chose to have the complete CUP application be subject to the zoning and regulations in effect at the time it was submitted on September 2, 2020.

CONDITIONAL USE PERMIT FINDINGS

28. **The Hearing Officer 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 an auto wrecking yard and/or a scrap metal processing yard and recycling facility since 1955 when Zoning Exception Case No. 2255 was approved. These uses have operated in compliance with the conditions previously set forth by CUP No. 1762-(2), which was approved in 1981, and by CUP No. 90-272-(2), which was approved in 1990. The Project is family owned and they have operated the same business onsite for over 42 years.

The Project is located along the Alameda Corridor, which is predominantly zoned for heavy manufacturing, light manufacturing, and commercial manufacturing, including scrap yards, recycling uses, and various auto related uses. The single-family residences and multi-family residences located to the south of the Project Site are buffered by East 92nd Street, which is an existing 80-foot-wide Secondary Highway mapped on the County's Master Plan of Highways. Additionally, the 10-foot-tall solid perimeter walls with three-foot-tall toppers enclose the entire Project Site so any visual and noise impacts are reduced. 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.

29. **The Hearing Officer 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 Site is consistent with applicable required standards in Title 22, such as those related to solid walls, parking, paving, landscaping, and signage. All operations and circulation are conducted onsite within the 62,485-square-foot lot, and no operations spill over into the adjoining public-right-of way. The Project has an existing 10-foot-tall solid perimeter wall with an additional three-foot-tall solid topper

above the wall to further screen the scrap metal operations. The Project's lot area is greater in size than other nearby industrial uses; therefore, the Project provides more buffering to nearby residential uses than other similar industrial uses on East 92nd Street. The Project integrates well into the surrounding area due to its proximity to Alameda Street and similar nearby scrap metal, recycling, and auto related uses.

30. **The Hearing Officer 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 directly adjoins East 92nd Street, which means that trucks entering and existing the Project Site do not need to travel on local streets that primarily serve residential uses. East 92nd Street is an existing 80-foot-wide Secondary Highway mapped on the County's Master Plan of Highways. Nearby Alameda Street is also a mapped Secondary Highway and both streets have two lanes in each direction, sufficiently capable of serving the existing use. The Project generates 10 to 50 truck trips per day and the Permittee does not need to make any modifications to the existing driveway or onsite circulation to continue the existing use. No public infrastructure improvements are necessary in the immediate vicinity.
31. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years. There are no current zoning violations on the Project Site, which has been occupied by an auto wrecking yard and/or a scrap metal processing yard and recycling facility since 1955 when Zoning Exception Case No. 2255 was approved. These uses have operated in compliance with the conditions previously set forth by CUP No. 1762-(2), which was approved in 1981, and by CUP No. 90-272-(2), which was approved in 1990. The CUP application was timely submitted on September 2, 2020, before CUP No. 90-272-(2) expired on September 11, 2020. Therefore, a shorter grant term is not necessary.

ENVIRONMENTAL FINDINGS

32. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project involves an existing establishment and does not include any expansion to its current site and operation.

ADMINISTRATIVE FINDINGS

33. **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 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 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 HEARING OFFICER

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
- 2. Approves **CUP NO. RPPL2020006176**, subject to the attached conditions.

ACTION DATE: April 23, 2024

MG:CS:EMR

April 11, 2024

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2020-001956-(2)
CONDITIONAL USE PERMIT NO. RPPL2020006176

PROJECT DESCRIPTION

The Project is a CUP for the continued operation and maintenance of a scrap metal processing yard and recycling facility, subject to the following conditions of approval. The Project Site is paved, is secured by a 10-foot-tall perimeter solid concrete masonry unit wall, and includes an existing material sorting area, a non-operational shear, a 61-foot-long scale with a radiation monitor, a 460-square-foot garage, a fuel area, a 3,000-square-foot warehouse and office building, 11 standard-sized vehicle parking spaces, and two truck storage spaces.

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, 8, and 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 (i.e. Recorder Office). 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 April 23, 2039.** 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 Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve 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 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 scrap metal processing yard and recycling facility 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 or 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 \$4,410.00, 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 **(10)** inspections. 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 \$441.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. 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.
11. 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.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. 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 of LA County Planning ("Director").
14. 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.
15. 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.

16. 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 digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **June 23, 2024**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **a digital copy** of 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.
18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff or LA County Planning Zoning Enforcement inspector. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PROJECT SITE-SPECIFIC CONDITIONS

19. This grant shall authorize the continued use and operations of an existing scrap metal processing yard and recycling facility.
20. **Landscaping.** The Permittee shall maintain the landscaping along East 92nd Street with a permanent irrigation system, shrubs, plants and/or trees. When replanting and replacing vegetation, the Permittee shall use the [County's Native Plant Guide](#) to select drought resistant native vegetation. When planting trees, the Permittee shall use the Tree Species List maintained by the Director to select trees.
21. **Hours of outdoor operation.** The hours of operation shall be 7:30 a.m. to 6:00 p.m. Monday through Saturday. No operations shall be conducted on Sundays.
22. **Noise.** The Permittee shall take necessary means to ensure that noise emissions from the Project Site are within the limits allowed by the County Code Title 12 (the County's Noise Control Ordinance), including but not limited to County Code Sections 12.08.390 and 12.08.530.
23. **Storage.** Any materials, vehicles, or equipment that are stored outdoors shall be fully contained within the perimeter walls along the Project Site's boundaries and

shall not spill over onto public rights-of-way. No scrap metal, salvage or junk shall be stored above the height of the perimeter walls.

24. **Barbed Wire and/or Concertina Wire.** Barbed wire and/or concertina wire cannot be installed along the top of the walls adjoining East 92nd Street.
25. **Vermin and Rodents.** The Permittee shall maintain deterrent or resistant features and the Project Site shall be serviced by an extermination contractor.
26. **Parking.** Employee and customer parking (11 spaces) shall be accessible at all times and shall not be used for the storage of materials or equipment.
27. **Surface Paving.** The Permittee shall repair all areas of broken concrete or asphalt, including, but not limited to, divots, cracks, and potholes. Spalling of concrete or asphalt shall be patched, repaired, or repaved as necessary to prevent standing water or puddles with a surface area greater than one square foot from accumulating.
28. **Vehicular Circulation.** Vehicular circulation areas shall be maintained as depicted on the approved Exhibit "A" to the satisfaction of LA County Planning.
29. **Storage of Materials and Waste.** All materials or waste shall be stored in designated trash enclosures, receptacles, bins, and/or pallets, and those trash enclosures, receptacles, bins, and/or pallets shall be located within an enclosed building or on a paved impermeable surface on the Project Site.
30. **Signs.** The Permittee shall install a "No Vehicle Idling" sign with minimum dimensions of 12 inches by 18 inches. The Permittee shall also install a "Perimeter Identification" sign in compliance with the following requirements:
 - a. **Location.** The "Perimeter Identification" sign shall be permanently affixed on a building or wall that is visible, and with text that is legible from, the public right-of-way for pedestrians, and no higher than eight feet from the ground measured vertically from the base of the sign. The "Perimeter Identification" sign shall not be a freestanding sign or a portable sign.
 - b. **Size.** The "Perimeter Identification" sign shall have a minimum sign area of four-square feet and a maximum sign area of nine square feet. The area for the "Perimeter Identification" sign shall not be accounted for in the area permitted for business signs specified in County Code Chapter 22.114 (Signs).
 - c. **Display.** The "Perimeter Identification" sign shall permanently display the hours of operation, the telephone number of the facility representative, and emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions for reporting violations to LA County

Planning and to the South Coast Air Quality Management District (AQMD), if the use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by LA County Planning or the AQMD:

- i. "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday—Thursday, 7 a.m. - 6 p.m., dial 2-1-1 at any time or email zoningenforcement@planning.lacounty.gov;" and
- ii. "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG or visit www.aqmd.gov."

B.1 The proposed use will be consistent with the adopted General Plan for the area

Williams Recycling Co., Inc. is located in a M2 - heavy industrial zone which is consistent with the general plan in the Florence- Firestone Area. The CUP application was submitted in September of 2020 before the Green Zone was adopted. Our location constructed a block wall fence after the granting of the first CUP in 1980. The company constructed a new office/warehouse, scale and acquired new modern equipment when awarded the 30-year CUP in 1990. The company did as they promised and proposed to LA County. The 30-year permit was important and needed to make the multimillion-dollar improvements that were done and continually improved through the last 3 decades.

The Green zone emphasizes landscape areas and sound walls. This is something that was done 30 years ago at our location. Frontage landscaping was well maintained until the invasion of the RV's on 92nd St. The site is bounded by electrical powerlines on the north. The scattered residential area is to the West and across 92nd St which is mainly 4 lanes.

B.2 The requested use at the location proposed will not:

a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;

b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and

c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

Williams Recycling Co., Inc. will not adversely affect the health, peace or welfare of persons residing or working in the surrounded area. Most of our neighbors are industrial uses and residential homes are barely within 500 feet of Green Zone sensitive areas. The first residential area is located across the 4 lanes of 92nd street, behind the strip of M1 businesses (on 92nd), and behind the alley. There are no hazardous materials produced.

The site is bound by electrical power lines and is located off the Alameda Trucking Corridor. Our location is also the approach end of planes flying into LAX. Our equipment has continuously modernized over the last 30 years. The company has made consistent financial improvements and invested in Tier 4 clean emissions equipment.

Trucks that come into our scrap yard do **not** have to go through any residential areas. We are near the corner of Alameda and 92nd street therefore trucks are able to navigate on these major streets (Alameda and 92nd). Trucks do not park and will not idle on our street frontage. The facility has more than adequate parking and room inside.

As a scrap yard we are very attentive to any neighborhood problems. Our customer base consists of industrial and the peddler trade. The peddler trade consists mainly of local residents. The money paid out for scrap stays right in the local area meaning approximately over 8 million dollars a year goes directly into the local neighborhood. There are over 3000 customers in the area that do business with WR.


Williams Recycling has modern, internet software that was developed 25 years ago by the owner. The software enables a picture of each scrap load that enters the scale for weighing. The facility has its own

it own high voltage transformer and several security cameras. The next research/project will be regarding electric machinery and a truck charging station for the future.

B.3 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

Williams Recycling Co., Inc. is more than sufficient in size to do the daily work and flow of a scrap yard. The facility has walls, parking, loading areas and landscaping areas. The Sheriff just started a cleanup of the RV's on 92nd street. We will be working to get that part of the frontage clean and presentable again. There is more than adequate employee and customer parking within our gates. Our block wall (built approx. 1980-first CUP) is constantly maintained due to the heavy graffiti problems. The landscaping has always been maintained and we work daily to keep the area clean. (Recently a thief dug up a large fig tree in a landscaping cut out. I mention this so RPC hearing judges and Commissioners understand what happens in these areas.)

The site is an ideal use for heavy industrial as it is surrounded by industrial uses. Scrap recycling is beneficial to the community. Please see ISRI attachment. Our company is involved in two communities- Florence Firestone and Gardena. We have worked with many LA County staff to better our industry and educate them to understand our business. The departments include LA County Advanced Planning, zoning, public works, and the Supervisor's office. I have attached our community involvement and

efforts that we continue.  is the national organization for scrap recycling.

B.4 The proposed site is adequately served: a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and b. By other public or private service facilities as are required

Williams Recycling is adequately served. The adjacent streets are major thoroughfares and no traffic is impacted by the facility. Fire and Sheriff service is nearby and available.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: April 11, 2024
PROJECT NUMBER: PRJ2020-001956-(2)
PERMIT NUMBER(S): Conditional Use Permit RPPL2020006176
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

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 a Categorical Exemption is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA"). The Project qualifies for a Categorical Exemption (Class 1, Existing Facilities) from CEQA (Public Resources Code section 21000, et seq.) pursuant to State CEQA Guidelines Section 15301, 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 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.

SHAPING
TOMORROW



AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2020-001956

CUP RPPL2020006176

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2023

E 92nd St

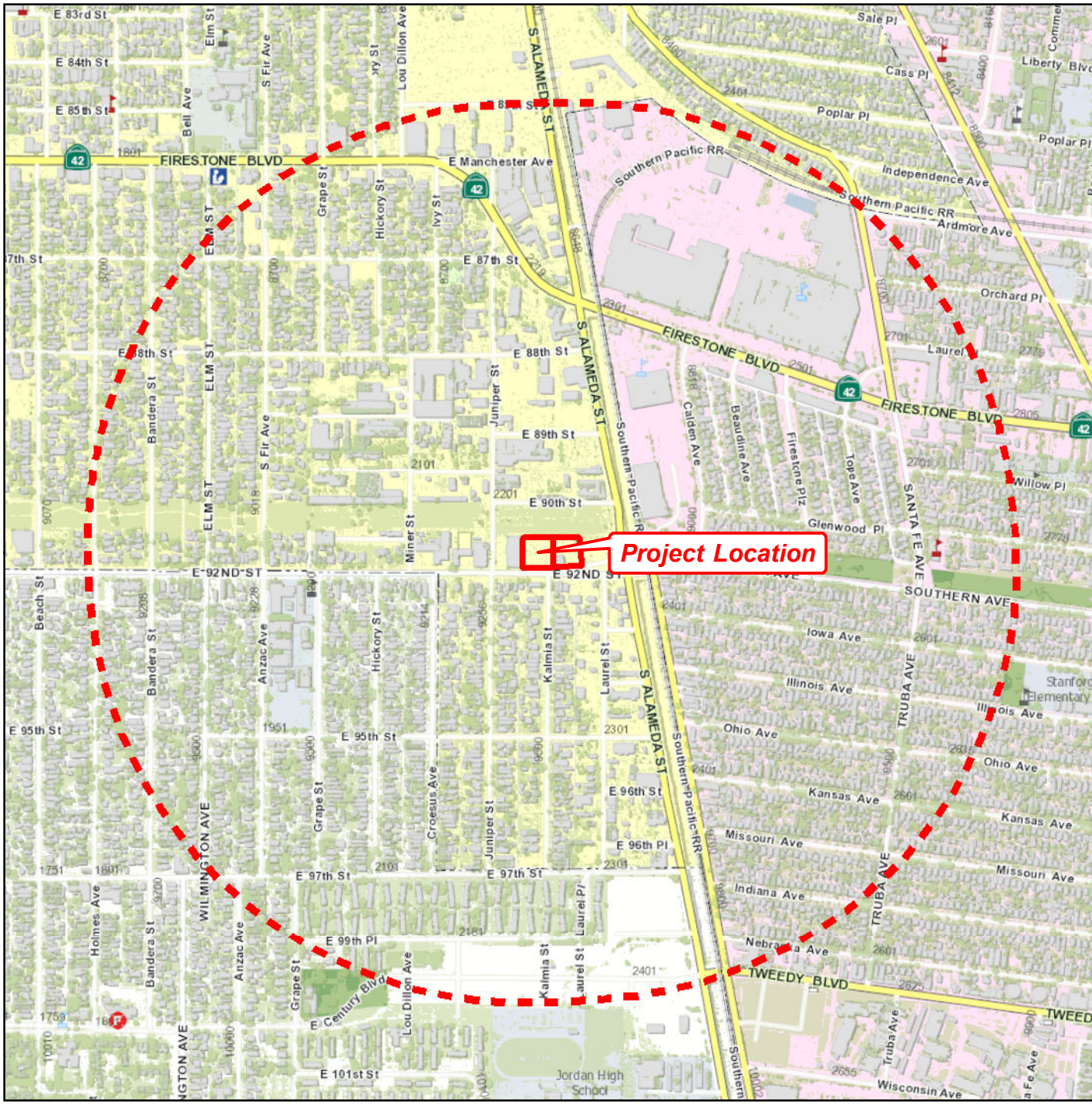
Kalmia St

Feet
0 50 100



LA COUNTY
PLANNING

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



HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2020-001956
CUP RPPL2020006176



Feet
0 600 1,200

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

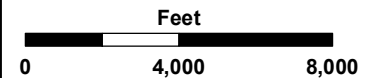
LA COUNTY
PLANNING

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2020-001956

CUP RPPL2020006176



LA COUNTY
PLANNING

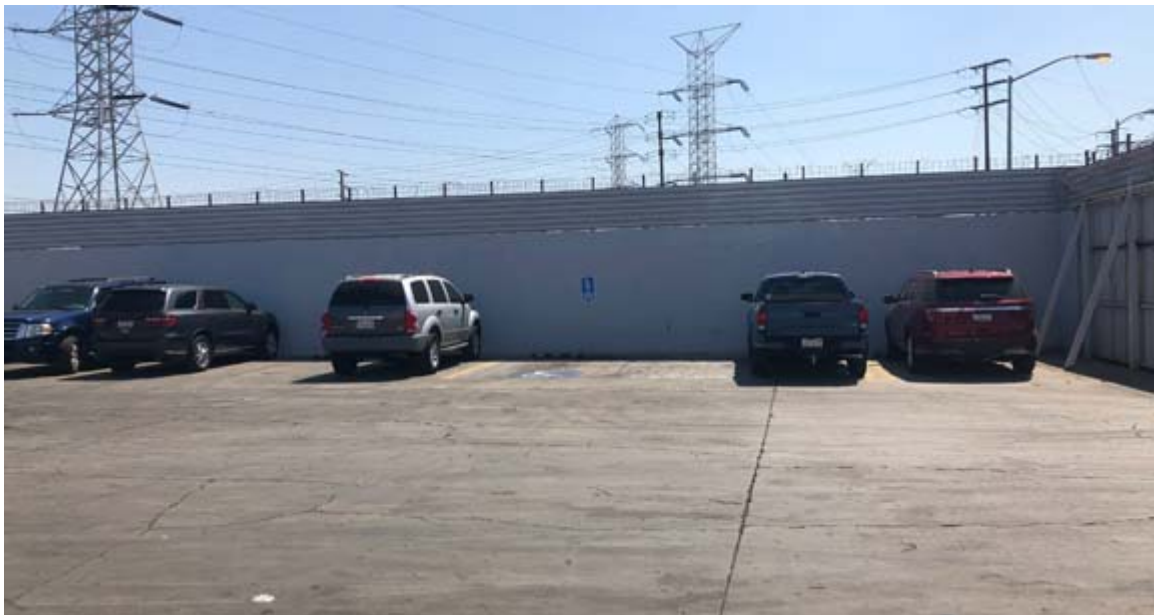
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Pictures – 2225 East 92nd St, Los Angeles CA.

Entering Front Gate from 92nd Street. In view is office/warehouse building.



Parking Area when entering Gate. 11 parking spots and 1 handicapped. Maintenance room included in this picture.





**Office building, radiation detector and scale off Alameda St (South side).
Looking to the back area (West) for truck loading.**



Storm Water System - Southwest area of recycling yard .



Fuel Area – above ground tank. Northeast Side of facility.



Area Used for truck loading and Preparing Material – West Side.





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

October 10, 2023


IN REPLY PLEASE

REFER TO FILE:

LD-4

TO: Carmen Sainz
Metro Development Services
Department of Regional Planning

Attention Elsa Rodriguez

FROM: James Chon 
Land Development Division

CONDITIONAL USE PERMIT (RPPL2020006176)
2225 EAST 92ND STREET
ASSESSOR'S MAP BOOK 6045, PAGE 20, PARCEL 4
UNINCORPORATED FLORENCE-FIRESTONE

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes to continue the use and operation of a metals salvage and recycling facility.

☒ Public Works has no comments, and this memo will serve as clearance for our review.

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

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:lh

P:\dpub\SUBPCHECK\Plan Checking Files\CUP\RPPL2020006176 - 2225 E 92nd Street\2023-10-02 Submittal\DPW_Cleared_2023-10-05_RPPL2020006176.docx



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: RPPL2020006176
CITY/COMMUNITY: Florence-Firestone
PROJECT ADDRESS: 2225 E 92nd Street
Los Angeles, CA 90002

PROJECT NUMBER: Williams Recycling
STATUS: Cleared
DATE: 10/17/2023

CONDITIONS

1. This project is cleared to proceed with 3rd renewal of the CUP as presently submitted.

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

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First District

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Third District


Janice Hahn
Fourth District

Kathryn Barger
Fifth District

November 21, 2023

TO: Carmen Sainz
Supervising Regional Planner
Department of Regional Planning

Attention: Elsa Rodriguez

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

SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST-VARIANCE
CASE: RPPL2020006176
PROJECT: VARIENCE, DUPLEX @ 7507 CROCKETT BLVD.
2225 E. 92nd STREET LOS ANGELES CA 90002

Thank you for the opportunity to review the application and project located at the subject property. This project request is a Conditional Use Permit for the continued operation of a metal salvage and recycling facility. There will be no proposed changes to the current operation.

Public Health provide clearance of the aforementioned project. This is conditioned by the current use of public water and wastewater systems. The applicant provided a water bill from Golden State Water Company dated November 03, 2023. Also provided a copy of the 2023-2024 Annual Secured Property Tax Bill indicating the consolidated sewer service as one of the direct assessments. Any change of methods for the provisions 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 and Air Quality recommendations for the proposed project.

The applicant shall abide by the requirements contained in Title 12, Section 12.08.390, 12.08.530, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com).

1.1 Exterior Noise

Ordinance:

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 (See Table 1):

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential:	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial:	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

1.2 Community Noise

Ordinance:

12.08.530 Residential air conditioning or refrigeration equipment

Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited (See Table 2).

Measuring Location	Units Installed on or after January 1, 1980, dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	55
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	50
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	50

Table 2: dBA levels not to be exceeded on the neighboring property

1.3 Findings

1.3.1 Exterior noise

Noise levels were measured using a sound level meter on the east sidewalk of Juniper St, adjacent to 9120 Juniper St, Los Angeles, CA 90002, to determine background noise level. Noise levels were also measured on the east side of the subject property on October 11, 2023, to determine operational noise levels.

The background noise level results did not exceed the noise standard (See Table 3). Based on the current business plan, operational activities, and findings, the business would not likely violate the exterior noise standards because:

1. The existing 14-foot wall along the property's southern, northern, and eastern perimeter would likely attenuate noise generated by the business.
2. The subject property operational noise (i.e., loading and unloading) would not affect the adjacent industrial property, a one-story building at the property line of the two businesses. This is because there are no exterior wall openings, such as windows facing the subject property, for noise to infiltrate inside.
3. Per the applicant, there is minimal usage of heavy mobile equipment such as an excavator, forklift, or bobcat.
4. The business truck backup alarm's noise levels were below 60 dBA or notable to the human ear at the adjacent property in the east.
5. The property north of the project is an undeveloped vacant parcel.
6. The subject property operational noise would not violate the noise standard at the eastern and southern industrial properties because the operational noise levels taken inside the subject property were below noise standard.
7. The subject property's operational noise would not violate the residential noise standard because the background noise levels at the southern residential properties were above the ambient exterior noise standard, and the subject property's operational noise was below the noise standard.

Exterior Noise Standards, dBA – Industrial											
Area Background Results	Duration	Std # 1 = L50		Std # 2 = L25		Std # 3 = L8.3		Std # 4 = L1.7		Std # 5 = L0	
		30min/hr	Result	15min/hr	Result	5 min/hr	Result	1 min/hr	Result	At no time	Result
Industrial: 9120 Juniper St, Los Angeles, CA 90002	7:21 am – 8:21 am	70	58.5	75	62.3	80	62.3	85	67.3	90	72.1
Industrial: 2225 E 92nd St, Los Angeles, CA 90002	8:53 am – 9:53 am	70	57.7	75	61.3	80	61.3	85	66.7	90	70.3

Table 3. Std = Standard dB that may not exceed the cumulative period

1.4 Recommendation

1.4.1 Based on the proposed business and findings, activities from the metal recycling should comply with requirements contained in Title 12, Section, 12.08.390, 12.08.530, Noise Control Ordinance for the County of Los Angeles. The below activities should be minimized or monitored closely so as not to impact neighbors.

1. Impulsive noise (12.08.190) that exceeds 70 dBA at residential property, 80 dBA at the commercial property and 90 dBA at the industrial property such as:
 - a. Attaching and detaching containers
 - b. Dropping/dragging container
 - c. Engagement of vehicle backup alarms
2. Vehicle idling for a prolonged period
3. Outdoor unloading and loading
4. Operation of stationary/nonstationary equipment, especially motorized.
5. Use of a PA System
6. Trash collection

For questions regarding above comments, please contact Yonas Taye of Public Health, Environmental Hygiene Program at (626) 430-5201 or ytaye@ph.lacounty.gov.

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

CC:va

DPH_CLEARED_2225 E. 92nd STREET LOS ANGELES CA 90002_RPPL2020006176_11.21.2023

From: [Steve Quinonez](#)
To: [Elsa Rodriguez](#)
Subject: Letter of support For Williams Recycling
Date: Monday, April 8, 2024 2:12:43 PM
Attachments: [ffco logo.png](#)

CAUTION: External Email. Proceed Responsibly.

Dear Elsa Rodriguez,

I am writing to express my full support for Williams Recycling's application for a Conditional Use Permit. As the CEO/President of the Florence-Firestone Community Organization, I have witnessed firsthand the positive impact that Williams Recycling has had on our community and the surrounding areas.

Williams Recycling has consistently demonstrated its commitment to our community, both economically and socially. Their operations have not only provided employment opportunities but have also contributed to strengthening the local economy. Additionally, they have been actively involved in addressing issues such as homelessness and RV encampments by providing resources and guiding individuals to the appropriate county departments for assistance.

It is clear that Williams Recycling is not just a business in our community but an integral part of it. Granting them the necessary permit to continue their operations will not only benefit their business but will also ensure the continued support and enhancement of our community.

Thank you for considering this letter of support. If you require any further information or have any questions, please do not hesitate to contact me.

Sincerely,

Steve Quinonez CEO/President

Florence-Firestone Community Organization 501C3 NON-Profit

323 493-4599 Cell

6940 Compton Ave

Los Angeles Ca 90001



From: [Kenia Gil](#)
To: [Elsa Rodriguez](#)
Subject: PROJECT No. 2020-001956
Date: Monday, April 1, 2024 11:29:17 AM
Attachments: [image003.png](#)
[image004.png](#)

CAUTION: External Email. Proceed Responsibly.

Dear Miss Elsa Rodriguez,

I am writing to express my strong support for Williams Recycling's application for a conditional use permit. As a resident and business owner in Los Angeles, I believe that Williams Recycling plays a crucial role in our community by promoting environmental sustainability and responsible waste management practices.

Williams Recycling has demonstrated a commitment to reducing waste and preserving our environment through their recycling efforts. By granting them a conditional use permit, the City of Los Angeles can further encourage and support initiatives that contribute to a cleaner and healthier environment for all residents.

Additionally, Williams Recycling provides valuable employment opportunities and contributes to the local economy. Their presence in our community not only benefits the environment but also strengthens our economy by creating jobs and promoting economic growth.

Additionally, I would like to highlight Williams Recycling's active involvement in the community. They have consistently organized and participated in various community clean-up events, educational workshops on recycling and waste management, and have collaborated with local schools and organizations to promote environmental awareness. Their dedication to community engagement demonstrates their commitment to not only providing recycling services but also to fostering a sense of environmental stewardship among residents. Granting them a conditional use permit would further empower Williams Recycling to continue their impactful community initiatives, ultimately benefiting the city of Los Angeles as a whole. Thank you for your attention to this matter. I trust that you will make the decision that best serves the interests of our community and our environment.

Sincerely,



Kenia Gil .

Phone 323-567-8574 **Mobile** 323-479-6594

Web www.aandipallets.com

Email kenia@aandipallets.com

9405 S. Alameda St. Los Angeles CA. 90002



A&I PALLETS

From: [ben 71624](#)
To: [Elsa Rodriguez](#)
Subject: *PROJECT No. 2020-001956* Williams Recycling CUP Renewal
Date: Wednesday, April 10, 2024 11:11:53 AM

CAUTION: External Email. Proceed Responsibly.

Dear Ms. Rodriguez

I am writing this to show my support for Williams Recycling CUP Renewal. There operation is a clean modern facility and employee people in the Florence Firestone community with well paying jobs. The owners are active in the community and regularly attend community meetings with area residents. We need more industrial business in Florence Firestone like Williams Recycling that invest money in this low income area.

Regards

Ben Klein

c. 310-877-9485

e mail: ben71624@yahoo.com



Virus-free. www.avg.com

April 1, 2024

Mike Patel

President Century Sheriff Station Foundation & President of Travelodge Hotels/Lynwood

It is a pleasure to write this letter of recommendation for Natalie and her business



2225 E. 92nd St.
Los Angeles CA 90002
Work: 323-564-9969
Cell: 949-648-8189

www.williamsrecycling.com

Natalie is a valued member of our board, and her contributions for the past 15 years has been tremendous. She is our Treasurer and manages our financial books very well. Her contributions do not stop at supporting the Deputy Sheriffs and professional staff at Century Station but also the community she works in every day. From supporting food drives, clean up drives and feeding the community at large her work to improve the everyday lives of people who live in the surrounding area in quite impressive.

Thank you for supporting her efforts to receive a Conditional Use Permit so she can operate her business and continue to support the people she lives and works in.

Thank you

Mike Patel

From: [Elida Luna](#)
To: [Elsa Rodriguez](#)
Cc: [Elida Luna](#); [Rafael Andrade](#)
Subject: FW: Williams CUP Renewal
Date: Monday, April 8, 2024 5:24:01 PM

Hi Elsa,

Please see below email for Project No. PRJ2020-001956-(2) Conditional Use Permit No. RPPL2020006176.

Thank you,

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

From: Marty Cohen <socaltruckparts@sbcglobal.net>
Sent: Monday, April 8, 2024 1:33 PM
To: Elida Luna <ELuna@planning.lacounty.gov>
Subject: Williams CUP Renewal

CAUTION: External Email. Proceed Responsibly.

Hi Elsa,

I am writing in support of Williams Recycling. My business has brought scrap metal to them for over 40 years. They provide a safe, clean environment to recycle our metal. They have also played an integral part in creating relationships between other local businesses and community.

As the former president of the Florence-FirestoneWalnut Park Chamber of Commerce, I can also say that Natalie (Williams Recycling manager) was a very involved board member.

Williams Recycling is a excellent example of how industry can operate consciously and responsibly within their local community, and because of this I am in support of the CUP renewal.

Thanks,

Marty Cohen

Southern California Truck Parts



Victory Ground Support Equipment Co.

A Division of Victory Salvage, Inc.

<http://www.VictoryGSE.com>

March 29th, 2024

L.A. County – Department of Regional Planning
Attn: Elsa Rodriguez

Dear Elsa,

I wanted to send you a letter on behalf of Williams Recycling. With the hearing coming up for renewal of their Conditional Use Permit I thought it would be appropriate for you to hear from the local community.

Williams Recycling is a very important part of this community as they are a responsible recycling operation who provides jobs to the community while having a positive impact environmentally. We have been doing business with them for over 30 years and have never once had anything but a positive experience. I'm sure you won't hear otherwise from anyone else.

This community needs to hold onto the higher paying jobs industries like this provides. I hope this is something you consider while making your decision in regards to granting their new CUP.

Respectfully Submitted,

Jamey Ekerling