

## **ATTACHMENT A (Conditions for Subarea 2)**

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1. No scrap, salvage, junk or other raw materials, equipment or finished products shall be placed or allowed to remain outside of an enclosed yard area or within the access ways needed for parking spaces, driveways or fire access driveways,
2. The hours of operation shall be limited to 7:00 am to 3:30 pm Monday through Friday, and 7:00 am to 11:30 am on Saturday,
3. Raw material, equipment or finished products shall be stored and secured within an enclosed storage area,
4. No wrecked or dismantled vehicles, salvage, junk or other raw materials, equipment or finished products shall be stored at a height greater than that of the surrounding fence if located within 10 feet of the surrounding fence,
5. All new operations and storage, including all equipment used in conducting a scrap metal yard use, other than parking, shall be confined within an enclosed building or within an area enclosed by a 10-foot high solid wall or solid fence,
6. All new fences and walls shall be of a uniform height in relation to the ground upon which they stand and shall be between eight and 15 feet in height. Fences or walls exceeding 10 feet in height and located on a street or highway frontage must be set back at least 3 feet from the property line and the setback area shall be fully landscaped,
7. Fences and walls directly adjacent to any public street or highway or any area in a residential or commercial zone shall be constructed of metallic panels, at least .024 inches thick, painted with "baked-on" enamel or similar permanent finish, masonry or other comparable materials approved by the Director,
8. All fences and walls shall be painted a uniform, neutral color excluding black, and improvements shall be maintained in a neat and orderly condition at all times,
9. Except for required landscaping, the entire property shall be paved with concrete or an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way or adjacent properties,
10. Incineration of waste materials shall be strictly prohibited,
11. Operations involving the use of heavy equipment for the breaking and dismantling of material, including but not limited to a breaking ball, shall be adequately shielded and located to prevent ejection of materials onto adjacent properties,
12. Storage and processing of live or declassified explosives devices and material or military ordnance of any kind shall be strictly prohibited,
13. All storage containers or tanks shall be depressurized and free of explosive or flammable materials before processing. The property owner shall post and maintain signage in conspicuous locations informing its customers of the materials that are prohibited at the facility.
14. Amplified sound equipment intended to be audible outside the building shall only be mounted facing northeast. The volume shall be controlled so that it is only audible to persons on the site,
15. The use of vibration equipment shall not exceed the perception level of 0.01 in/s of motion velocity at the nearest occupied dwellings or buildings,
16. All portions of outside storage areas are required to provide adequate grading and drainage and shall be continuously maintained,
17. Any lighting within the yard area and parking lot shall be shielded and directed away from adjacent properties to prevent direct illumination and glare,
18. All landscaped areas shall be continuously and properly maintained in good condition,
19. The property owner shall provide a buffer area of not less than fifty (50) feet in width along the westerly and southerly property line. The buffer area shall be clearly delineated and maintained. Except for

- required parking area located along the southerly property line and storage of non-hazardous and non-combustible materials (provided that such storage use shall be subject to subsection 20 below) operations associated with the scrap metal yard are strictly prohibited within this buffer area,
20. Such required buffer area may be used for storage of non-hazardous and non-combustible material, to the satisfaction of the Director of Planning, in consultation with pertinent City Departments. The property owner shall provide a list of material proposed for storage within this buffer area, subject to review and approval by the Director of Planning,
  21. [reserved]
  22. A meeting shall be hosted by the property owner annually, to which the administrator or principal of David Starr Jordan High School and a representative of the Los Angeles Unified School District Board of Education District 7 shall be invited. A representative of the Department of City Planning, Office of Zoning Administration shall also be present at this meeting. The meeting shall provide the school an opportunity to discuss issues and concerns regarding the facility's operations. Following each meeting the property owner shall provide a report to the Department of City Planning within 30 days of said meeting. Should any concerns be identified, the property owner shall diligently address these issues to the satisfaction of the Director of Planning,
  23. All structures shall comply with the requirements of the Los Angeles Department of Building and Safety,
  24. The subject facility shall be developed and maintained in compliance with the requirements of the Los Angeles County Department of Health Services,
  25. All structures, walls, and fences open to public view shall remain free of graffiti,
  26. In the event any graffiti occurs, the property owner shall remove or cover said graffiti within 24 hours of such occurrence, weather permitting. Paint utilized in covering such graffiti shall be a color that matches, as closely as possible, the color of the adjacent surfaces,
  27. The property owner shall maintain a minimum of thirty-three onsite parking spaces (28 standards and 5 truck spaces), including two spaces designated and reserved for disabled persons, one of which shall be van accessible. Adequate access to all required parking spaces shall be maintained. The parking spaces shall be available for business and employee usage at all times, and no inoperable vehicles shall be parked or stored in the required parking spaces,
  28. The property owner shall comply with all regulations, laws, and ordinances of the County of Los Angeles and the State of California,
  29. All fences and walls shall be constructed in a workmanlike manner and shall consist solely of new materials unless the Director approves the substitution of used materials, where such used materials will provide the equivalent in service, appearance, and useful life,
  30. No structures shall be used as part of the yard boundaries. All structures that are exposed to view from the street frontage shall be painted a neutral color, excluding black, to conform the color of the fencing/walls,
  31. The property owner shall diligently exercise discretion in the intake and processing of materials that pose a potential health or safety risk. The designated Safety Coordinator or a qualified employee shall be assigned to inspect every incoming load of materials for the presence of prohibited or otherwise hazardous materials. Said safety coordinator or qualified employee shall reject the intake of all prohibited or otherwise hazardous materials,
  32. The property owner shall provide contact information to the facility's designated safety coordinator to the Department of Regional Planning, the Los Angeles Unified School District, and David Starr Jordan High School. Appropriate corrective measures to address complaints regarding the operation shall be implemented promptly by the property owner to the satisfaction of the Director,
  33. The property owner shall post sign(s) on the subject property in English and Spanish with the contact telephone numbers for the facility manager, Safety Coordinator, and the City of Los Angeles, Department of Building and Safety, Code Enforcement Section,

34. All activities, including the use of equipment and machines at the project site shall be required to comply with the provisions and restrictions of the Los Angeles County Noise Ordinance, and
35. The property owner shall provide and continuously have on file with the Department of City Planning a contact name and phone number of an authorized operator of the recycling facility, in the event that communication by the Department is warranted relative to these conditions.