

LOS ANGELES COUNTY LETTERGRAM

TO	Mitch Glaser	FROM	Jeantine Nazar Zoning Permits East Section
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SUBJECT: 96187- (2)

DATE: January 11, 2011
Agenda Item No. 16

Conditional Use Permit 200700145 is a request for a renewal of a conditional use permit to continue the operation and maintenance of a wireless telecommunication facility within a pallet yard. The subject property is located at 2105 E 90th Street in the M-1 (Light Manufacturing) zone within the Firestone Park Zone District.

This case was scheduled for a hearing on July 15, 2008 and continued to September 16, 2008, and January 20, 2009. The Hearing Officer requested staff to provide a letter from the Fire Prevention Bureau to determine any potential fire hazards and what facilities may be necessary to protect from any possible fire hazards on the site. Also, the height of the pallets and the illegal use are issues of concern, which need to be resolved prior to approving the renewal of the conditional use permit.

The Fire Department's staff visited the site on January 12th 2009, and provided an inspection report, indicating potential fire hazards, as well as prevention measures. Staff included a copy of the inspection report with this memo. Staff sent several follow up letters to the owner and the applicant. Staff has not received the additional information or materials requested for further evaluation. Please see a copy of the latest correspondence enclosed.

Pursuant to Section 22.56.060 of the Zoning Code, staff requests that this application be DENIED for lacking the proper information to process the case pursuant to Part A.7 and Part A.11 of Section 22.56.030.

HEARING OFFICER ACTION:

I concur with the requested action.

CONDITIONAL USE PERMIT NO 200700145 is hereby DENIED.

Mitch Glaser, Hearing Officer

DATE: _____



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

September 30, 2010

CERTIFIED MAIL – RETURN RECEIPT REQUIRED

REQUEST FOR ADDITIONAL MATERIALS / INFORMATION

**REGARDING: PROJECT NUMBER 96-187 – (2)
CONDITIONAL USE PERMIT 200700145**
Address: 2105 East 90th Street, Los Angeles

Dear Applicant/Agent:

We have not received the additional information or materials requested on January 7, 2009 and June 30, 2009. Also, several hearings on July 15, 2008, September 16, 2008 and January 20, 2009 addressed the incomplete materials.

At this time, we are requesting that you immediately provide the following information:

1. Contact Gary Fountain or Bill Cross at the Land Research and Enforcement Section at (213) 974-6458 to file two separate applications for a certificate of compliance.

If we do not receive the stated materials by **October 28, 2010**, we therefore have no choice but to schedule your case for **denial**, before the Hearing Officer for lack of information.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Jeantine Nazar at (213)974-6435 or e-mail at jnazar@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Jeantine Nazar, Regional Planning Assistant II
Zoning Permit II Section

JN : MM
Cc: Owner and AT&T



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Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Jeantine Nazar, Regional Planning Assistant II
Zoning Permit II Section

JN : MM
Cc: Owner and AT&T

June 30, 2009

Frank Darmineto
3103 Sunset Blvd.
Los Angeles, CA 90026

Re: Conditional Use Permit 96-187 – (2)
2105 E 90th Street, Los Angeles

Dear Applicant,

The Hearing Officer on January 20th 2009 hearing determined that the following items are required in order to approve the Conditional Use Permit 96187 for the property located at 2105 E 90th Street in the Florence-Firestone Zoned District.

- 1) A clearance letter from the Fire Department indicating violations as indicated on the letter dated February 17, 2009 have been cleared.
- 2) The original CUP 96-187 approved on the subject property includes lot #1, 2,3,4,5 and portion of lot 7. The lot was divided illegally later on showing parcel 11, 34, 35 and 802. A Certificate of Compliance is needed. Please contact Gary Fountain at 213/974-6458 regarding filing a Certificate of Compliance.
- 3) As per County Code 22.44.138.7.d, outside storage requires a Conditional Use Permit in Zone M-1. Please complete the enclosed application and attach required items.

Please update our office with your progress in providing the above requested items. If we do not hear from you we will take further action to remove those violations.

Please contact Jeantine Nazar at (213) 974-6435 Monday through Thursday from 7:30 am to 5:30 pm or via e-mail at jnazar@planning.lacounty.gov to discuss this matter. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria
Acting Director of Planning

Maria Masis, AICP
Supervising Regional Planner

MM : jn
C: Jeremy Siegel



COUNTY OF LOS ANGELES FIRE DEPARTMENT

CENTRAL REGION LYNWOOD OFFICE
3161 E. Imperial Hwy., Lynwood, CA 90262
Telephone (310) 603-5258 Fax (310) 603-5222

OFFICIAL INSPECTION REPORT

January 15, 2009

LOCAL FIRE STATION: FS 16

ADDRESS: 2105 - 2107 E. 90th Street CITY: Los Angeles ZIP: 90002

BUSINESS NAME: Lima Pallets RESPONSIBLE PARTY: Selso Lima

PHONE: n/a EXT.: n/a FAX: n/a E-MAIL: n/a

OCCUPANCY CLASS: S2 SQFT: n/a HAZ MAT HANDLER n/a FIRE SPRINKLERS: no

SPRINKLER SYSTEM TYPE: no DENSITY / PSI: n/a ESFR K-FACTOR: n/a 5-YR DUE: n/a

DATE OF INSPECTION: 01/12/2009 COMPANY EMPLOYEE PRESENT DURING INSPECTION: Selso Lima

THE ITEMS LISTED BELOW ARE VIOLATIONS OF THE LOS ANGELES COUNTY FIRE CODE-TITLE 32, THE LOS ANGELES COUNTY BUILDING CODE-TITLE 26, AND/OR THE CALIFORNIA CODE OF REGULATIONS-TITLE 19. VIOLATIONS MUST BE CORRECTED FORTHWITH. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION; A CITATION WILL BE ISSUED, COURT APPEARANCE WILL BE REQUIRED AND A FINE MAY BE LEVIED BY THE COURT.

ALL VIOLATIONS MUST BE CORRECTED IMMEDIATELY.

AN INSPECTOR WILL CONDUCT A RE-INSPECTION ON: February 17, 2009

1. Wood Pallets stored outside shall. LACOFC Section 8117
 - a. Pallets shall be stacked 3ft. from property line no higher than 6ft.
 - b. Main cross aisles shall be 10ft. in width with 3ft. aisles between every third pallet stack.
 - c. Pallets shall be stacked no higher than 15ft.; and less if stability of pallet-stack is questionable (stair step stacks from 6ft. to 15ft. is preferred from the property line to the center of the yard.) NFPA 34.10.4 Pallets shall be a minimum of 10ft. from any structure.
2. One Class 2-A rated fire extinguisher shall be provided for each 6000 square feet (560 S2) of light hazard fuel load or one Class 2-A extinguisher for each 3000 square feet (280 m2) of ordinary hazard fuel load. Travel distance shall not exceed 75 feet (25 m). 2008 LACOFC Sec. 906.3
 - a. Place four 2A10BC Fire Extinguishers equal distance around the yard. Approx.75 ft. apart and assessable to all employees.
3. Extension cords and flexible cords shall not be used as a substitute for permanent wiring. 2008 LACOFC Sec. 605
4. A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. Storage is prohibited within this designated working space. 2008 LACOFC Sec. 605.3
5. Unapproved Conditions: Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switches and electrical boxes. 2008 LACO Sec. 605.6

- 6. Housekeeping: Provisions shall be made for a systematic and thorough cleaning of the entire working area (yard) at sufficient intervals to prevent the accumulations of combustible debris and scrap lumber. LACOFC Sec. 1903.3.1

INSPECTOR'S SIGNATURE

Capt. Walter Maddocks
Captain Walter Maddocks

DATE

January 15,
2009

For information please call (310) 603-5258 to speak with the inspector.