



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 21, 2011

TO: Alex Garcia, Hearing Officer

FROM: Mark Child 
Zoning Permits North

**SUBJECT: REQUEST FOR DENIAL DUE TO INACTIVITY
PROJECT NUMBER R2005-00045-(1)
CONDITIONAL USE PERMIT 200500008
ZONE CHANGE 200500001
VARIANCE 200500001
PLAN AMENDMENT 200500001
6233 Whittier Boulevard, East Side Unit 1 and 2 Zoned District
HEARING DATE: May 3, 2011
AGENDA ITEM 7**

On January 13, 2005, the applicant, RHC Communities requested the above referenced entitlements to authorize a self-storage facility within the IT (Institutional), R-2 (Two Family Residence), R-3 (Limited Multiple Residence) and C-3 (Unlimited Commercial) Zones and East Los Angeles Community Standards District.

Relevant communication regarding this project follows:

- March 12, 2005, the Fire Department recommended denial of the project because construction is not allowed under power lines.
- March 18, 2008, Staff sent a letter informing the applicant that the case would be scheduled for denial unless Department of Public Works and Fire Department clearance is obtained.
- September 15, 2008, the applicant's agent informed Staff via telephone that he would let the Department know if the applicant wishes to proceed with the project or withdraw the application. To date, the aforementioned information has not been received.
- February 7, 2011, Staff sent a letter informing the applicant that the case is scheduled for denial due to activity.

Since the applicant failed to provide the requested information and/or materials, there is insufficient information to process the request, pursuant to Section 22.56.060 (Denial For Lack Of Information) of the Los Angeles County Code ("County Code").

Staff requests that the above referenced entitlements be denied due to inactivity.

MC:de

Attachments:

- Draft Findings
- Letters

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES**

**PROJECT NUMBER R2005-00045-(1)
CONDITIONAL USE PERMIT 200500008
ZONE CHANGE 200500001
VARIANCE 200500001
PLAN AMENDMENT 200500001**

HEARING DATE: May 3, 2011

PROCEEDINGS

Hearing Officer Alex Garcia, considered Staff's request that the above referenced entitlement(s) be denied due to inactivity.

FINDINGS

1. The applicant, RHC Communities requested the above referenced entitlements to authorize a self-storage facility at 6233 Whittier Boulevard within the IT (Institutional), R-2 (Two Family Residence), R-3 (Limited Multiple Residence) and C-3 (Unlimited Commercial) Zones and East Los Angeles Community Standards District.
2. The application was filed on January 13, 2005.
3. March 12, 2005, the Fire Department recommended denial of the project because construction is not allowed under power lines.
4. March 18, 2008, Staff sent a letter informing the applicant that the case would be scheduled for denial unless Department of Public Works and Fire Department clearance is obtained.
5. September 15, 2008, the applicant's agent informed Staff via telephone that he would let the Department know if the applicant wishes to proceed with the project or withdraw the application. To date, the aforementioned information has not been received.
6. February 7, 2011, Staff sent a letter informing the applicant that the case is scheduled for denial due to activity.
7. Since the applicant failed to provide the requested information and/or materials, there is insufficient information to process the request, pursuant to Section 22.56.060 (Denial For Lack Of Information) of the Los Angeles County Code ("County Code").

ACTION

In view of the findings of fact and conclusions presented above, Conditional Use Permit 200500008, Zone Change 200500001, Variance 200500001 and Plan Amendment 200500001 are **denied**.

c: Hearing Officer

MC:de

April 19, 2011



COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

DATE: May 12, 2005

TO: Department of Regional Planning
Permits and Variances

PROJECT #: R2005-00045

LOCATION: 6233 Whittier Blvd., East Los Angeles

- The Fire Department has no additional requirements for this permit.
- The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- Install __ Public and/or __ On-site and/or __ Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments:** THE FIRE DEPARTMENT RECOMMENDS DENIAL ON THIS PROJECT. NO CONSTRUCTION IS ALLOWED UNDER POWER LINES.
- Location:** _____
- Access:** _____
- Special Requirements:** _____

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: *Juan C. Padilla* 

Co.CUP 04/04



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
www.ladpw.org

June 7, 2005

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: **LD-4**

TO: Russell Fricano
Zoning Permits Section I
Department of Regional Planning

FROM: Barry S. Witley *Barry S. Witley*
Transportation Planning and Subdivision Review Section
Land Development Division

CONDITIONAL USE PERMIT NO. R2005-00045

We have reviewed the subject Permit in the East Los Angeles area in the vicinity of Whittier Boulevard and Saybrook Avenue (6233 Whittier Boulevard). This Permit is for the construction of a self storage facility, consisting of 12 single-story storage buildings and an administrative/retail building.

If this Permit is approved, we recommend the following conditions:

1. Dedicate right of way 50 feet from centerline on Whittier Boulevard. Ten feet of additional right of way is required along the property frontage.
2. Dedicate right of way 30 feet from centerline on Hubbard Street. Five feet of additional right of way is required on both sides along the property frontage.
3. Dedicate the right to restrict vehicular access on Whittier Boulevard along the property frontage.
4. Submit a revised site plan using a one-inch equals to 50 feet scale showing the adjacent and opposing driveways, adjacent intersections, and interior circulation.
5. All entrance gates shall be set back a minimum of 50 feet from the right of way.
6. The proposed driveways on both sides of Hubbard Street shall be placed at the center of the property frontage.
7. The proposed driveway entrance on the north side of Whittier Boulevard shall be placed at the center of the property frontage.

8. Indicate traffic controls for maneuvering through existing towers on the revised site plan.

For any questions on Item Nos. 4, 5, 6, 7, and 8, please contact Dustin James at (626) 300-4794 or Sam Richards at (626) 300-4842 of our Traffic and Lighting Division.

9. Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement on Whittier Boulevard and Hubbard Street along the property frontage to the satisfaction of Public Works.
10. Comply with the following street lighting requirements to the satisfaction of Public Works.
 - a. Provide street lights on concrete poles with underground wiring on Whittier Boulevard and Hubbard Street along the property frontage. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact our Street Lighting Section at (626) 300-4726.
 - b. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$24,000. The applicant shall comply with the conditions of acceptance listed below in order for the lighting district to pay for future operation and maintenance of street lights. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.
 - c. All street lights in the project or approved project phase must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, the street lights in the project or approved project phase have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
11. Plant street trees on Hubbard Street and Whittier Boulevard to the satisfaction of Public Works

Russell Fricano
June 7, 2005
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- 12.. Underground all utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any aboveground utility structures in the parkway.

WH:ca

P:\LDPUB\TRANS\CUPS\CUPR2005-00045 CONSTRUCTION OF SELF STORAGE FACILITY

cc: Traffic and Lighting (Abdelhadi, Chon)



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

March 18, 2008

Mr. Dean Grobbelaar
23412 Moulton Parkway, Suite 140
Laguna Hills, CA 92653

**SUBJECT: PROJECT NO: R2005-00045-(1)
CASE NO: RCUP2004-00065, RENV2004-00073, RVAR200500001,
RZC200500001, RPA200500001
6233 WHITTIER BOULEVARD, LOS ANGELES**

Dear Project Representative:

In our correspondence dated October 30, 2006, the Zoning Permits Section I Section determined that the clearance from the Fire Department and the Department of Public Works and site plans reflective of comments from said departments were required in order to complete our review of your project. Quite some time has expired since our request. Although this office endeavors to complete the review of your project in a timely manner, we are unable to proceed further without all of the stated additional materials. We are also unable to leave your case open indefinitely. We, therefore, have no choice but to give you this final notice.

Please be informed that unless the stated additional review materials are submitted to this office by April 30, 2007 further processing by the Zoning Permits I Section will cease and your case will be scheduled with the Hearing Officer for denial. If clarification on this matter is needed, please contact Adrienne Ng at (213) 974-6432, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at ang@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning

A handwritten signature in black ink, appearing to read "Adrienne Ng".

Adrienne Ng
Regional Planning Assistant II
Zoning Permits I Section



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

February 7, 2011

Pacific Planning Group
23412 Moulton Parkway, 140
Laguna Hills, CA 92653

**SUBJECT: HEARING NOTICE – DENIAL DUE TO INACTIVITY
PROJECT R2005-00045: RZCT200500001, RVART200500001, RPAT200500001,
RENV200500012, RCUPT200500008
6233 Whittier Boulevard**

Dear Mr. Grobbelaar,

This case has been dormant since March 31, 2008. On September 15, 2008, you informed Staff that you would let Department know if the applicant wishes to proceed with the project or withdraw the application.

To date, we have not received the above mentioned information. Los Angeles Zoning Ordinance, Section 22.56.060 provides that the hearing officer may deny, without public hearing, an application for a conditional use permit if such application does not contain the required information contained in Sections 22.56.030 and 22.56.040. We have scheduled your application for **denial** with the hearing officer on **May 3, 2011**. If our office receives the requested information three weeks prior to the hearing date, the case will be removed from the hearing officer agenda and processing will resume.

If you have any questions regarding this matter, please contact Dean Edwards at (213) 974-6443, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at dedwards@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,

Richard J. Bruckner
Director

Mark Child, Supervising Regional Planner
Zoning Permits North Section

MC:de

cc: RHC Communities
17541 17th Street
Tustin, CA 92780