





Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6443  
**PROJECT NUMBER R2007-02590-(2)**  
**RCUP 200800127**

**PUBLIC HEARING DATE**  
 10/19/2010

**AGENDA ITEM**  
 5

**RPC CONSENT DATE**

**CONTINUE TO**

**APPLICANT**

Jose Angel Martinez and Elva Mendez

**OWNER**

Jose Angel Martinez and Elva Mendez

**REPRESENTATIVE**

Romulo Agreda

**PROJECT DESCRIPTION**

The applicant requests a conditional use permit to authorize a contractor's yard in the Florence-Firestone Community Standards District.

**REQUIRED ENTITLEMENTS**

A conditional use permit for a contractor's yard in the Florence Firestone Community Standards District (pursuant to Section 22.44.138 D.7.d.).

**LOCATION/ADDRESS**

9517 Laurel Street

**SITE DESCRIPTION**

The site plan depicts an office building (front) and contractor's storage in the rear, 6 two separate bays for sand storage (clean and used), trash, and 6 parking spaces. The site plan depicts a proposed 8' block wall along the southern property line, and an existing 10' metal wall along the western and northern property lines.

**ACCESS**

Laurel Street

**ZONED DISTRICT**

Stark Palms

**ASSESSORS PARCEL NUMBER**

6046-010-021

**COMMUNITY**

Florence Firestone

**SIZE**

0.14 Acres

**COMMUNITY STANDARDS DISTRICT**

Florence-firestone

	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	contractor's yard	M-1 (Light Manufacturing)
North	industrial	M-1 (Light Manufacturing)
East	industrial	M-2 (Heavy Manufacturing)
South	industrial	M-1 (Light Manufacturing)
West	residential	R-3 (Limited Multiple Residence)

**GENERAL PLAN/COMMUNITY PLAN**

I (Major Industrial)

**LAND USE DESIGNATION**

I - Major Industrial

**MAXIMUM DENSITY**

**ENVIRONMENTAL DETERMINATION**

Class 3 Categorical Exemption- New Construction or Conversion of Small Structures

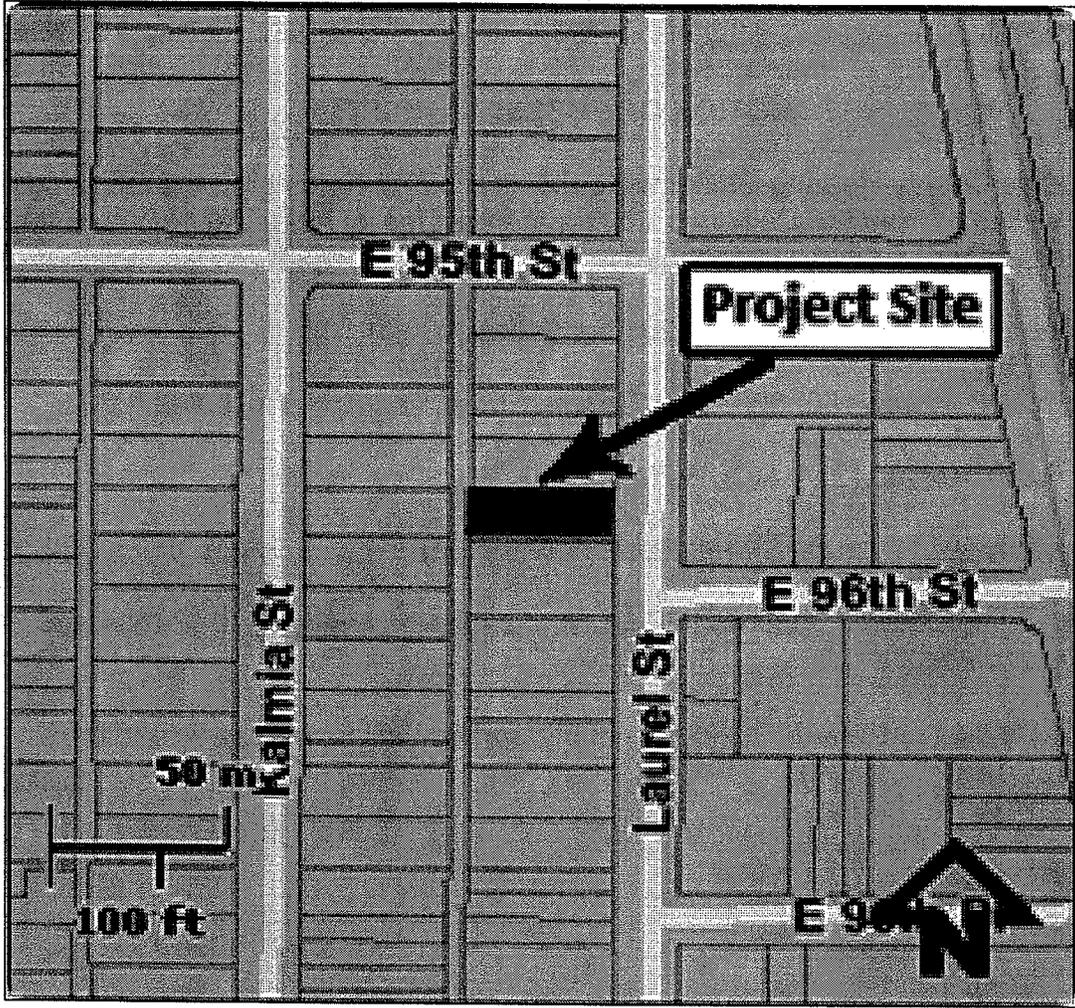
**RPC LAST MEETING ACTION SUMMARY**

<b>LAST RPC MEETING DATE</b>	<b>RPC ACTION</b>	<b>NEEDED FOR NEXT MEETING</b>
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON:</b> Adam Thurtell		
<b>RPC HEARING DATE(S)</b>	<b>RPC ACTION DATE</b>	<b>RPC RECOMMENDATION</b>
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
<b>STAFF RECOMMENDATION (PRIOR TO HEARING):</b>		
<b>SPEAKERS*</b> (O) 0 (F) 0	<b>PETITIONS</b> (O) 0 (F) 0	<b>LETTERS</b> (O) 0 (F) 0

\*(O) = Opponents (F) = In Favor



**STAFF ANALYSIS**  
**PROJECT NUMBER R2007-02590-(2)**  
**RCUP 200800127**

**PROJECT DESCRIPTION**

The applicant is requesting a conditional use permit to authorize a contractor's yard in the Florence Firestone Community Standards District (CSD).

**REQUIRED ENTITLEMENTS**

The Florence-Firestone CSD requires a conditional use permit (CUP) for contractor's yards. The applicant submitted an application for a CUP to meet requirements of the Florence-Firestone CSD (pursuant to Section 22.44.138 D.7.d.).

**LOCATION**

9517 Laurel Street, Florence-Firestone

**SITE PLAN DESCRIPTION**

The site plan depicts a 1,234 square foot office building at the front of a 6,750 square foot rectangular parcel. A contractor's storage yard is depicted in the rear, including two separate bays for sand storage (clean and used), trash, and three parking spaces. The site plan depicts a proposed 8' block wall along the southern property line, and an existing 10' metal wall along the western and northern property lines. The existing 10' metal wall also extends approximately 24 feet from the western parcel boundary, along the southern parcel boundary.

**ENVIRONMENTAL DETERMINATION**

The Department of Regional Planning has determined that a Categorical Exemption, Class 3 Categorical Exemption- New Construction or Conversion of Small Structures, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

**PREVIOUS CASES/ZONING HISTORY**

There are no previous cases on this property. The applicant submitted the current application to legalize the use.

**STAFF EVALUATION**

**General Plan Consistency**

The contractor's yard at the subject site will host a sandblasting business. The parcel is located in an industrial area and is well suited for a contractor's yard. Many of the

parcels in the surrounding neighborhood consist of manufacturing uses similar to that which the applicant operates. A contractor's yard is allowed by right in most M-1 zones; the Florence Firestone CSD requires a conditional use permit for this use. The applicant submitted this application to meet requirements of the Florence Firestone CSD.

The sandblasting business uses two trucks, which load up sand from a sand storage area depicted on the Exhibit A and transport the material to a job site. The operating hours are 7:30 a.m. to 5:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. Saturday and Sunday. There are a maximum of five employees on a given shift.

There is residential use adjacent to the rear of the subject property, separated by an alley. The subject property is screened from view of the residential use by a ten foot tall metal sheet wall.

#### **Zoning Ordinance and Development Standards Compliance**

Parking for a contractor's yard is subject to the general industrial use parking standards as required by Section 22.52.1140. This section states that there shall be one parking space for all vehicles used directly in the conducting of such use and, in addition, not less than one automobile parking space for each two persons employed or intended to be employed on the shift having the largest number of employees, or each 500 square feet of floor area of the building used for such use, whichever is the larger. There are three trucks associated with the use, and a maximum of five employees on any given shift. Six parking spaces are therefore required. The applicant has provided the six required parking spaces, as depicted on the site plan.

The CSD requires that one square foot of landscaping be provided for each linear foot of street frontage. The subject property has 50 feet of street frontage and therefore 50 square feet of landscaping are required. The applicant will maintain no less than 50 square feet of front yard landscaping as required by Section 22.52.630. The landscaping is depicted on the Exhibit A.

The sandblasting/contractor's yard use meets the stated goal of the General Plan to promote the intensive use of new and recycled industrial and commercial land reserves and protect such reserves from being diverted to other uses, and contributes to meeting the stated goal of the General Plan to provide industrial lands sufficient to accommodate the projected labor force.

#### **Neighborhood Impact/Land Use Compatibility**

The proposed use is compatible with the predominant land use in the neighborhood. The adjacent neighboring parcels to the west are R-2 with multiple family residences. The sandblasting operations will take place off-site, and the subject property will be used for storage of sand and equipment only. The proposed use would not interfere with residential use, and hours of operation will be limited to 7:30 a.m. to 5:00 p.m. Monday

through Friday, and 9:00 a.m. to 5:00 p.m. Saturday and Sunday. The subject property is screened from view by the residences by a ten foot tall sheet metal fence.

**Burden of Proof**

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

In a letter dated March 3, 2010, the Fire Department cleared this project for public hearing. In a letter dated June 5, 2009, the Department of Public Health recommended approval of this project.

**PUBLIC COMMENTS**

No public comments have been received at this time.

**FEES/DEPOSITS**

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

**STAFF 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:

Staff recommends Approval of project number R2007-02590-(2) RCUP 200800127 subject to the attached conditions for the following reasons:

The project meets the stated goals and policies of the General Plan;

The project meets the requirements of the Florence-Firestone CSD;

The project meets the Code regulations;

The project provides needed services and provides jobs for the community.

Prepared by Adam Thurtell, RPAII  
Reviewed by Mark Child, Supervising Regional Planner, Zoning Permits Section I

Attachments:  
Draft Conditions of Approval

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

**PROJECT NUMBER R2007-02590-(2)  
RCUP 200800127  
9517 Laurel Street, Florence Firestone**

**HEARING DATE: 10/19/2010**

**SYNOPSIS:** The applicant is requesting a conditional use permit to authorize a contractor's yard in the Florence-Firestone Community Standards District (CSD).

**PROCEEDINGS BEFORE THE HEARING OFFICER:**

**Findings**

1. The subject property is located at 9517 Laurel Street in the unincorporated community of Florence Firestone within the Stark Palms Zoned District,
2. A conditional use permit (CUP) for a contractor's yard in the Florence Firestone CSD is required,
3. The Subject Property is designated I - Major Industrial,
4. The Subject property is zoned M-1 (Light Manufacturing),
5. The Surrounding Properties are zoned as follows:  
North: M-1 (Light Manufacturing)  
South: M-1 (Light Manufacturing)  
East: M-2 (Heavy Manufacturing)  
West: R-3 (Limited Multiple Residence)
6. Surrounding land uses within 500 include:  
North: industrial  
South: industrial  
East: industrial  
West: residential
7. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting,

8. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 20 years,
9. 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 the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning,
10. The subject property is used as a storage yard for a sandblasting business. All sandblasting operations take place off-site,
11. The storage of sandblasting equipment and supplies is consistent the Zoning Code definition of a contractor's storage yard,
12. Pursuant to Section 22.44.138 D. 7. d. a conditional use permit is required for a contractor's yard in M-1 zones that are located in the Florence Firestone Community Standards District,
13. Pursuant to Section 22.52.1140, the applicant shall provide one parking space for all vehicles used directly in the conducting of such use and, in addition, not less than one automobile parking space for each two persons employed or intended to be employed on the shift having the largest number of employees, or each 500 square feet of floor area of the building used for such use, whichever is the larger. There are three trucks associated with the use, and a maximum of five employees on any given shift. Six parking spaces are therefore required. The applicant has provided the six required parking spaces, as depicted on the site plan.
14. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses the property will be visually screened with an ten foot metal sheet wall on the south and west property boundaries,
15. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses the hours of operation will be limited to 7:30 a.m. to 5:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. Saturday and Sunday,
16. The proposed use meets the stated goal of the General Plan to promote the intensive use of new and recycled industrial and commercial land reserves and protect such reserves from being diverted to other uses, and contributes to meeting the stated goal of the General Plan to provide industrial lands sufficient to

accommodate the projected labor force,

17. The subject property is located in an area designated Major Industrial by the Los Angeles County General Plan, Land Use Policy Map. The contractor's yard use is in keeping with Major Industrial development.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:**

1. That the proposed use is consistent with the adopted general plan for the area; and
2. That the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
3. That the requested use at the proposed location 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; and
4. 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; and
5. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this Title 22.
6. AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings and burden of proof for a Conditional Use Permit as set forth in Section 22.56.040 of the Los Angeles County Code.

**HEARING OFFICER ACTION:**

1. I have/The Commission has considered the Categorical Exemption for this project and certify that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on

the environment.

c: Hearing Officer, Each Commissioner, Zoning Enforcement, Building and Safety

This grant authorizes the operation of a contractor's equipment storage yard subject to the following conditions of approval;

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant 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 Department of Regional 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. 7, and until all required monies have been paid pursuant to Condition No. 9.
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. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully 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 fully 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 pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.
6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant will terminate on October 19, 2040.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
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. The permittee shall deposit with the County of Los Angeles the sum of **\$1,500.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **ten (10) biennial inspections**. Inspections shall be unannounced.

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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost, 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 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.

11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
13. Within 60 days of approval of this grant, the applicant shall submit and actively pursue all permits required by the Fire Department letter dated March 3, 2010.
14. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
15. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage. 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.
16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit. The site plan shall be changed to show fence height complying with code requirements.
17. The permittee shall maintain a minimum of five (6) parking spaces on-site. One of the required spaces must be van accessible for the handicapped. The parking spaces shall be maintained for business usage at all times, and no inoperable vehicles shall be parked, stored or otherwise allowed to remain in the required five (6) parking spaces.
18. The permittee shall comply with all regulations, laws and ordinances of the County of Los Angeles and any other agency that has jurisdiction over the subject operation.

19. Walls and fences shall be a uniform height in relation to the ground upon which they stand and shall be at least eight feet in height.
20. Any lighting within the yard area and parking lot shall be shielded and directed away from adjacent properties to prevent direct illumination and glare;
21. The hours of operation shall be limited to 7:30 a.m. to 5:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. Saturday and Sunday.
22. The permittee shall post a sign on the subject property with contact telephone numbers for the facility manager and the Los Angeles County Department of Regional Planning Zoning Enforcement Section (213-974-6453) for reporting any complaints related to the operation of the facility.
23. The permittee shall post on site and continuously have on file with the Department of Regional Planning a contact name and phone number in the event that communication by the Department is warranted relative to these conditions.
24. The permittee shall post on site and continuously have on file with the Department of Regional Planning a contact name and phone number in the event that communication by the Department is warranted relative to these conditions.
25. Raw materials, equipment, or finished products shall be stored in such a manner that they cannot be blown outside the enclosed storage area.
26. The permittee shall maintain landscaping as depicted on the Exhibit "A" and in conformance with Zoning Code.



17-02590

Los Angeles County  
Department of Regional Planning

Planning for the Challenges Ahead



# CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

- A. That the requested use at the location will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

LOCATION IS GOING TO BE USED AS BASE FOR OPERATION IN THE  
 SANDBLASTING BUSINESS. PERSONNEL IS GOING TO GATHER TOGETHER  
 TO RECEIVE ORDER AND GET READY TO START A WORK DAY.  
 COMPANY VEHICLES ARE GOING TO BE PARKED HERE. THE TOTALITY  
 OF THE WORK IS GOING TO BE CONDUCTED OUTSIDE OF THIS LOCATION.  
 THE SITE IS ALWAYS WELL MAINTAINED AND NOT REPRESENT A THREAT

- B. 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

THE LOCATION IS ENOUGH IN SIZE AND SHAPE TO ACCOMMODATE  
 COMPANY VEHICLES & TOOLS TO PERFORM THE BUSINESS JOBS.  
 ALSO THE BUILDING IS GOING TO SERVE AS AN OFFICE  
 AND STORAGE FOR SUPPLIES.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  2. By other public or private service facilities as are required.

THE BUSINESS SITE LOCATION IS CLOSE TO MAJOR  
 ARTERIES COMMUNICATING TO MAJOR FREEWAYS & HIGHWAYS.  
 A GREAT NUMBER OF COMMERCIAL & INDUSTRIAL COMPLEXES  
 ARE LOCATED AROUND THIS AREA.

CONTINUE:

07-02590-

A) TO THE PEOPLE LIVING OR WORKING ON THE SURROUNDINGS.



**COUNTY OF LOS ANGELES  
FIRE DEPARTMENT**

**5823 Rickenbacker Road  
Commerce, California 90040-3027**

**DATE:** March 3, 2010

**TO:** Department of Regional Planning  
Permits and Variances

**PROJECT #:** RCUP 2007-02590

**LOCATION:** \_\_\_\_\_

- The Fire Department Land Development Unit 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 psi residual pressure. \_\_\_\_\_ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is \_\_\_\_\_ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing \_\_\_\_\_ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Verify \_\_\_\_\_ 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:** THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
- Water:** Per Golden State Water Company, the Fire Flow Availability form dated March 3, 2010, hydrants and flows meet the current Fire Department requirements.
- Access:** Access is adequate as shown on the Exhibit dated April 30, 2009 (County Transmittal Letter Date) on file in this office
- 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 at (323) 890-4243.

Inspector: **NANCY RODEHEFFER**

**Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783**



COUNTY OF LOS ANGELES  
**Public Health**

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JONATHAN E. FREEDMAN**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**ALFONSO MEDINA, REHS**  
Director of Environmental Protection Bureau  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5280 • FAX (626) 960-2740

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



**BOARD OF SUPERVISORS**

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**Michael D. Antonovich**  
Fifth District

June 5, 2009

Philip Estes, AICP  
Principal Regional Planner  
Zoning Permits Section  
County of Los Angeles  
Department of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012

**RE: Project: R2007-02590, CUP 200800127**  
**Location: 9517 Laurel St., Florence-Firestone, Stark Palms Zoned District**

- Environmental Health recommends approval of this project.
- Environmental Health does **NOT** recommend approval of this project.

This is in response to your April 30, 2009 Project Consultation requesting that the Department of Public Health review documents regarding a Conditional Use Permit (CUP) for the above-referenced property.

The information provided has been reviewed and we recommend approval of the CUP with the understanding that the project shall be supplied with potable water through a public water system, and wastewater demand shall be accompanied by public sewers and wastewater treatment facilities.

If you have any questions or need additional information, please contact me at (626) 430-5262.

Respectfully,

Ken Habaradas, REHS  
Bureau of Environmental Protection

JUN 08 2009