



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

May 12, 2010

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

RAM CAM Engineering Group Inc.
Engineering Design and Land Development
670 E. Parkridge Avenue, Suite 101
Corona, CA 82897-6606

**REGARDING: PROJECT NUMBER R2008-00700- (2)
VARIANCE CASE NO 200800016**

Dear Applicant:

The Regional Planning Commission, by its action of May 5, 2010, **APPROVED** the above described project and entitlements. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 6 requires that the permittee file an affidavit accepting the conditions before the grants becomes effective.

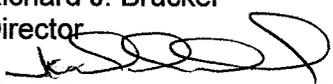
The applicant or and other interested person may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on May 19, 2010.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

Please note the final step in this process requires to notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously. We will record the approval package at the County Recorder's Office. The standard recordation fees would be applied.

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. Brucker
Director


Maria Masis, Supervising Regional Planner
Zoning Permits Section II

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: DPW (Building and Safety); Zoning Enforcement, Fire Department

FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

**PROJECT NUMBER R2008-00700- (1)
VARIANCE CASE NUMBER 200800016**

REQUEST

The applicant requests a variance to modify the Florence-Firestone Community Standards District (CSD) requirements in order to construct a multi-tenant mini-mall with four suites on two vacant lots in the C-3 (Unlimited Commercial) zone.

REGIONAL PLANNING COMMISSION HEARING DATES: 3/10/ 2010 AND 5/5/2010 PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION

March 10, 2010

A duly noticed public hearing was held on March 10, 2010, before the Regional Planning Commission. Commissioners present were Valadez, Bellamy, Helsley, Rew and Modugno. The applicant's representative Alex Irshaid and John Hundley presented testimony in favor of the request and answered questions presented by the Commission.

The Commission recommended redesigning the project to accommodate a more pedestrian friendly plan more consistent with the applicable requirements.

May 5, 2010

A duly noticed public hearing was held on May 5, 2010, before the Regional Planning Commission. Commissioners present were Valadez, Rew, Bellamy and Helsley and Commissioner Modugno was absent. The Regional Planning Commission heard testimony from Alex Irshaid and John Hundley, in favor of the proposal. The Commission recommended to provide room for seating area within the patio area and to maintain the landscaping percentage.

There being no further testimony, the Regional Planning Commission closed the public hearing, approved the permit, and directed staff to prepare the final findings and conditions for approval.

FINDINGS

1. The project consists of the construction, operation and maintenance of a new retail building with four retail units. Two of the units will have facades facing Florence Avenue with outdoor seating areas, landscaping and one entrance on Florence Avenue. The other two stores are located on the north side of the lot to the rear of the property; a pedestrian walkway connects the stores. The lot size is 14,250 square-feet in size. The proposed project includes eleven on-site and three parking spaces on the adjacent gas station property, under the same ownership.
2. The subject property is located at 1929-1931 E Florence Avenue within the Florence-Firestone Community Standards District and Gage Holmes Zoned District. The proposed project includes two parcels. (APN: 6009-040-003, 6009-040-004) described as AHLSTROMS TRACT EX of St lot 3, lot 4 and lot 5.

3. The subject parcels would be tied with the adjacent gas station parcel (APN: 6009-040-043) to ensure parking availability.
4. The subject property is zoned C-3 (Unlimited Commercial) and within the Florence-Firestone CSD. Zoning surrounding the property is as follows:
North: R-4 (Unlimited Residence)
South: C-3 (Unlimited Commercial)
West: C-3 (Unlimited Commercial)
East: C-3 (Unlimited Commercial)
5. The lot immediately to the east of the subject property is an Exxon gas station. Ribost Land Co, (World Oil Marketing) is the owner of both properties.
North: Residential
South: Los Angeles Unified School District
West: Tire Shop
East: Gas Station
6. The site plan depicts the proposed mini-mall, consisting of two buildings with four tenant suites. Two of the suites, 800 square feet each, intended for food service, have entrances facing Florence Avenue and outdoor patio seating; two additional stores, each 1370 and 1745 square feet in size, are located along the rear (north) property line. A pedestrian walkway, nine to eleven feet wide, connects the buildings. A trash enclosure is depicted between the two rear buildings. A parking area with eleven parking spaces, including one accessible space, is accessed via a 28-foot wide driveway from Florence Avenue to the south. An additional five parking spaces are depicted on the connected gas station parcel, immediately to the east; three of those spaces can be counted towards the uses on the subject property.
7. The applicant has requested a variance to deviate from the following requirements of the Florence Firestone Community Standards District encouraging a pedestrian oriented corridor on Florence Avenue:
 1. Code Section 22.44.138 - Part E- Area-specific Development Standards- Florence Avenue
 - a. To encourage a pedestrian oriented corridor.
 - i. All structures must have at least one entrance on Florence Avenue
 - ii. To the extent the building's façade facing the street at the ground level consists of windows or doors with glass, the glass shall be clear or lightly tinted.
 - iii. Parking shall be at the rear of commercial structures and not be visible from Florence Avenue.
8. The applicant is requesting a Variance pursuant to County Code Section 22.56.260 to permit modification of development standards of the Florence Firestone Community Standards District (Code Section 22.44.138). The variance request entails modification of the Florence Avenue standards which would facilitate the

development of Florence Avenue as a pedestrian oriented corridor. The proposed project provides parking at the front of the commercial structure instead of at the rear, as required by the CSD, and does not provide a façade fronting Florence Avenue. In addition, the proposed design does not provide the required entrance for each building on Florence Avenue with glass doors as well as shop windows.

9. As per Code Section 22.56.260, the variance procedure is established to permit modification of development standards as they apply to particular uses when practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of this Title 22, develop through the strict literal interpretation and enforcement of such provisions.
10. The Commission concurs with the applicant's burden of proof. Further, the Commission finds that if the site is built according to Florence Firestone CSD Guidelines, it may create safety hazards by eliminating clear visibility of the whole property from Florence Avenue, therefore increasing the likelihood of illegal activity at the rear of the property. Further, the Commission finds that clear visibility and transparency from the street would provide a sense of personal safety.
11. Other than the requested deviation from the CSD, the applicant provided a pedestrian-oriented design to comply with the intent of Section 22.44.138.
 - a. There are two stores fronting Florence Avenue each have a street patio with a sidewalk café area of 22'x13'. The sidewalk café is inviting and provides comfort and pleasure for pedestrians and promotes a pedestrian character.
 - b. The site plan depicts a trash enclosure with a trellis on top on the north side with the trash door opening to the west side. The trash bin, enclosed in a concrete block and covered by vines is screened appropriately and it is consistent with the Florence –Firestone Community Standards District's purpose to improve the appearance of the community.
 - c. There is landscaping along Florence Avenue in front of the parking area which would enhance the street view.
 - d. Architectural features such as a large glass door and windows, walkways connecting stores, curve-shaped decorations, Spanish tiles, natural stone and rock materials, red awnings, stucco walls with red and beige color, and symmetric towers create an inviting ambiance for visitors.
12. The landscaping is 1,770 square feet or 12.4 percent of the lot area.
13. A reduction of less than 30 percent in the number of vehicle parking spaces

required by Title 22 is requested. Pursuant to Section 22.56.1762 this is permissible as the proposed project will not cause traffic congestion, ensures the protection of public health safety and general welfare, prevents adverse effects on neighboring property, is in conformity with good zoning practice, and the application of development standards is suitable from the standpoint of functional developmental design.

14. The Commission finds that the area is well served by public transportation and is in close proximity to the Blue Line TOD, Florence Station, and that the 14 parking spaces shall be sufficient for the proposed use.
15. No opposition to the proposed development has been received.
16. The Land Use designation for the subject property within the Los Angeles County General Plan is C (Major Commercial).
17. The Commission finds that the proposed project meets the guideline for scale, height and intensity specified in the General Plan requirement. (Los Angeles County General Plan, LU-A6).
18. The Commission finds that the proposed project reflects locally recognized architectural themes as required by the Los Angeles County General Plan page LU-A6. The revised design provides curved-shaped decorations on doors and windows with awnings, overhanging cornices (round and square shaped) and large glass doors. The wall on the west side incorporates Spanish-style decoration with Mexican tiles and natural rock accents. There are two "towers" featuring Spanish style roof tiles similar to clay tiles used in the close-by *La Alameda* project. The overall design with the towers, curved decorations and Spanish architectural features reflects the architectural theme preceded by the *La Alameda* project.
19. The applicant shall provide signs consistent with Title 22 and General Plan guideline requirements.
20. Pursuant to the provisions of Sections 22.60.174 of the County Code, the Notice of Public Hearing was advertised in the "La Opinion" on February 2, 2010 and "Los Angeles Sentinel" on February 4, 2010. A total of 107 public hearing notices regarding the subject application were mailed out to the owners of properties located within the 500-foot radius on January 28, 2010. Four notices were mailed to the local agencies.

Case information material, including the Notice of Public Hearing and Factual Sheet were sent to the Florence Library located at 1610 E. Florence Avenue, Los Angeles, CA 90001-2522. The same information was posted on the Department of Regional Planning's website.

Pursuant to the Section 22.60.175 of the County Code, the applicant must post the

public hearing notice on the property no less than 30 days prior to the public hearing date. Staff received photos and the Certificate of Posting from the applicant's agent stating that the Notice of Public Hearing was posted 30 days prior to the hearing on February 10, 2010 from the applicant's agent.

21. There are no previous cases on the subject property. Plot Plan 45054 for the adjacent gas station was approved on June 22, 1998. Both properties are owned by the same company.
22. Florence Avenue currently is 35 feet wide from the center line to the face curb with a 15-foot wide sidewalk; however, Public Works requires a dedication of 42-feet from the centerline to the curb with an eight-foot wide sidewalk and that the applicant provide street improvements including repairing any damaged curb, gutter, driveways, pavements and sidewalks. The applicant shall also plant street trees, and utilize underground utility lines.
23. Staff visited the site on December 28, 2009. There are major streetscape enhancements under way along the Florence Avenue corridor, which include the subject property. The streetscape project intends to sustain the community's identity and encourage a sense of civic pride for local residents, merchants and visitors. The subject property is a vacant, fenced lot next to a gas station. Florence Avenue is a pedestrian-oriented corridor with a majority of store façades on the street. The Los Angeles Unified District is on the opposite side of Florence Avenue and *La Alameda* shopping Center is a block away from the subject property. Staff noted that the property was not clean and there was trash on the vacant lot.
24. Staff received a letter as well as record of calls to the Sheriff's station for the last three years dated January 29, 2010 from Lieutenant Babbitt at the Century Station. The Sheriff's Department stated that Florence Avenue is a major thoroughfare and has a considerable crime rate. However, the Sheriff's Department does not have an opinion on issuing a variance permit.
25. The parking requirement for the proposed two stores of 800 square feet is one parking space for every 400 square feet or a total of two spaces each. The parking calculation for the two other stores totaling 3,115 square feet is one parking space for every 250 square feet or 13 spaces. The total parking required is 17 while 14 is provided, including one handicapped accessible. Three of the spaces are located on the adjacent gas station property.
26. The Fire Department in its letter of April 14, 2010 recommended approval.
27. Staff received comments from the Department of Public Health dated February 17, 2010 recommending approval of this project with the following conditions:
 - 1- Potable water will be supplied through a public water system and wastewater disposal will be provided through the public sewer.

2- The project shall comply with applicable provisions of the Los Angeles County Noise Control Ordinance, as found in Title 12, Chapter 12.08 of the Los Angeles County Code.

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

The exemption applies to up to four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

29. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 20 years.

30. The location of the documents and other materials constituting the record of proceedings upon which the Commission'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 II Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification; and
- B. That such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone; and
- C. That the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.

AND, REGARDING THE REQUIRED FINDINGS FOR THE MINOR PARKING DEVIATION:

The applicant is required to substantiate all facts identified by Section 22.56.1690 the Los Angeles County Code.

- A. That the use, development of land and /or application of development

- standards is in compliance with all applicable provisions of this Title 22.
- B. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.
 - C. That the use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design.

Therefore, the information submitted by the applicant and presented at the public hearing substantiates the required findings for variances as set forth in Section 22.56.330, Title 22, of the Los Angeles County Code (Zoning Ordinance) and minor parking deviation burden of proof in Section 22.56.1690. The Burden of Proof with applicant's responses is attached.

REGIONAL PLANNING COMMISSION ACTION:

1. The Commission has considered the Categorical Exemption for this project and certifies 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.
2. In view of the findings of fact and conclusions presented above, Variance 200800016 is APPROVED subject to the attached conditions.

c: Each Commissioner, Zoning Enforcement, Building and Safety

VOTE:

Concurring: Valadez, Bellamy, Helsley, Rew

Dissenting:

Abstaining:

Absent: Modugno

Action Date: May 5, 2010

MM:JN : jn

4/28/2010

This grant authorizes a Variance to the development standards of the Florence Firestone Community Standards District (CSD) for the construction of a multi-tenant mini-mall as depicted on the approved Exhibit "A" and subject to all of 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 6, and until all required monies have been paid pursuant to Condition 9. Notwithstanding the foregoing, this condition (No. 2), and Condition Nos. 3, 4 and 8 shall be effective immediately upon 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. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably 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. 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.
6. 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.

7. **This grant will terminate on May 5, 2030.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. Prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Variance 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.
8. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date of the approval action plus any applicable appeal period. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
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 **\$2,000**. 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 (one every other year)** 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. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works.
14. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of Regional 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.
15. 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.
16. Within sixty (60) days of the date of approval for the Variance the applicant shall submit three copies of a revised site plan accurately depicting all lot lines and pertinent features, including landscaping and irrigation specifics and any proposed signage. The subject property shall be developed and maintained in substantial compliance with the revised plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, those changes shall also be incorporated into said Revised Exhibit "A".
17. The permittee shall provide adequate lighting above the entrance of the premises. This lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons entering and exiting the premises.
18. The permittee shall provide a sign plan consistent with the Title 22 requirements.
19. This Variance authorizes the construction of a four unit multi-tenant mini-mall with two of the units having facades facing the street with outdoor sitting areas subject to all of the following conditions:
 - a) Any eating establishments shall be limited to units "A" and "B" as depicted on the approved Exhibit "A";

- b) A minimum of 14 parking spaces including eleven on-site and three off-site located on the adjacent property at the gas station shall be available for customers at all times;
- c) Applicant shall record a covenant to hold the adjacent gas station parcel (APN: 6009-040-043) located at 1935 E Florence Avenue and the subject lots 6009-040-003 and 6009-040-004 together;
- d) The trash enclosure shall be screened by concrete or masonry walls and shall be covered by climbing vines to the satisfaction of the Department of Regional Planning;
- e) The permittee shall develop the landscaping as depicted on Exhibit "A". The proposed plan shall serve to eliminate unattractive views and features and improve the project appearance from Florence Avenue. The landscaping shall be a minimum of 1,770 square-feet or 12.4 percent of the lot area. The permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper weeding, pruning, removal of litter, fertilizing and replacement of plants when necessary. Watering facilities shall consist of a permanent water efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover;
- f) Low Impact Development (LID) compliance (as defined in Section 22.52 Part 22 and Section 12.84 of the County Code) shall be met to the satisfaction of the Department of Public Works;
- g) During construction the permittee and its contractor shall comply with Sections 12.12.010 – 12.12.100 of the Los Angeles County Code regarding building construction Noise;
- h) Any areas of the property that are publically visible, including front sidewalks, shall remain free of trash and other debris at all times;
- i) The permittee shall provide sign plans in accordance with Title 22;
- j) Black, or any similar dark color, shall not be used as the primary or base color for any wall or structure;
- k) Outdoor advertising signs are prohibited;
- l) Chain link, barbed and concertina wire fences are prohibited;
- m) Outdoor roll-up security shutters shall be concealed to the greatest extent possible and not completely obstruct the publics' view of the building. Solid security shutters are prohibited;

- n) Air conditioning units on a building shall be located in a manner that avoids obstructing the architectural design of the building. These units shall also be screened or enclosed with landscaping or an awning;
- o) Any common wall between the residential and commercial use shall be constructed in accordance with building code requirements to minimize noise and vibration;
- p) There shall be no outdoor sales, storage, or displays of merchandise;
- q) The permittee shall comply with the requirements of the Department of Public Works, as set forth in their letter dated April 29, 2009 or as otherwise modified by said Department;
- r) The permittee shall comply with the requirement of the Los Angeles County Department of Public Health, as set forth in their letter dated February 17, 2010 or as otherwise modified by said Department; and
- s) The permittee shall comply with the requirements of the Fire Department., as set forth in their letter dated April 14, 2010 or as otherwise modified by said Department.

Attachments:

Department of Public Works letter dated April 29, 2009
Department of Public Health letter dated February 17, 2010
Fire Department letter dated April 14, 2010

MM:JN: jn

4/28/10

