



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 25, 2010

TO: Wayne Rew, Chair
Pat Modugno, Vice-Chair
Esther L. Valadez, Commissioner
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner

FROM: Jeantine Nazar *JN*
Regional Planning Assistant II,
Zoning Permits Section II

SUBJECT: **Project No. R2008-00700 - (1)**
Variance Case No. 200800016
May 5, 2010 Regional Planning Commission Meeting
Agenda Item No. 6

The above item was heard by the Commission on March 10, 2010 in order to authorize the construction of a mini-mall located at 1929-1931 E. Florence Avenue within the C-3 (Unlimited Commercial) zone. All Commissioners were present. The Commission recommended to redesign the project to accommodate a pedestrian-friendly design more consistent with the Florence-Firestone Community Standards District requirements. The case was continued to May 5, 2010. The applicant revised the plans and made the following changes:

- The proposed project includes four units with a total of 4,715 square feet area. Two of the stores front Florence Avenue with outside sitting patio areas which would accommodate a sidewalk café and an eating establishment.
- There are eleven on-site parking spaces and three off-site parking for a total of 14 spaces while 17 are required. The off-site spaces are provided at the adjoining gas station property.
- The applicant provided a landscape plan that would enhance the overall appearance of the mini-mall. The total landscaping area is 1,770 square-feet or 12.4 percent.
- The revised plan depicts the trash enclosure in a less prominent location and provides screening.
- The revised elevations and renderings include architectural features that reflect locally recognized themes as follows:
 - Cornices (round and square shaped) on top and mid wall areas
 - Curve shaped architectural features on top of doors and

- windows with red awnings
- Two “towers” with Spanish-style roof tiles
- Two different types of Spanish tile designs that would be used as wall decorations
- Outside walls to be covered by natural rock materials on the lower portion and stucco on the top part
- Light and dark mocha colors on the exterior walls

The applicant has submitted a revised site plan, elevations, a landscape and sign plans with renderings, and a display of materials and colors that would be used. Staff has revised the staff report with the modified project description and the applicable CSD standards, General Plan and parking requirements. Further, staff has revised the findings to substantiate the application of a variance to modify the CSD standards. Staff also amended the draft findings numbers 2, 5, 8, 9, 10, 11, 12, 25 and draft condition numbers 17, 18, 19, and 20 (a,b,c,d,e,o,s).

A copy of the revised staff report, amended draft findings and conditions along with a site plan, elevations, a floor plan, a landscape plan, renderings and display of materials and color are included in this package.

Should you have any questions regarding this case prior to the public hearing, please contact Jeantine Nazar at (213) 974-6435 or send an e-mail at: jnazar@planning.lacounty.gov

SUGGESTED MOTION:

“I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND APPROVE PROJECT NUMBER R2008-00700-(2), VARIANCE NUMBER 200800016.”

Attachments:

Plans and rendering

Staff report

Draft revised findings and conditions

Letters from the Department of Public Works, Fire and Public Health

MM: JN: jn

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

OVERVIEW OF THE PROPOSED PROJECT

The applicant requests a variance pursuant to County Code Section 22.56.260 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.

The project consists of the construction, operation and maintenance of two new retail buildings with four retail units, totaling 4,715 square feet in size. 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 off-site parking spaces.

ENTITLEMENT REQUEST

The applicant is requesting a variance pursuant to County Code Section 22.56 part 2 to modify the development standards of the Florence-Firestone Community Standards District.

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 the rear, as required by the CSD, and two of the stores do not provide façades fronting directly onto Florence Avenue. In addition, the proposed design does not provide the required entrance for those two units from Florence Avenue.

March 10, 2010, Public Hearing

At the March 10, 2010 public hearing, the Commission recommended to redesign the project to accommodate a more pedestrian friendly plan more consistent with the applicable requirements. The applicant has provided revised plans and staff amended the Draft conditions and findings.

LOCATION

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 that would be tied together. (APN: 6009-040-003 and 6009-040-004) described as AHLSTROMS TRACT EX of St lot 3, lot 4 and lot 5.

ZONING SURROUNDING THE PROPERTY

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)

LAND USE SURROUNDING THE PROPERTY

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

SITE PLAN

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.

The landscaping is 1770 square-feet or 12.4 percent and the lot coverage is 33 percent. The stores fronting Florence Avenue each have a patio sitting area of 22'x13' fronting the street. The applicant stated that a coffee shop and other eating establishments would be located on the site. The site plan is open and visible from Florence Avenue with the parking to the front visible from the street.

ISSUES

Staff finds that the following issues have been addressed in order to achieve a coherent and well-designed project:

1. The applicant's agent revised the plans and provided a more pedestrian- friendly plan with two stores fronting the street while maintaining the proposed 28 foot driveway.
2. The applicant's previous plan did not provide a pedestrian-friendly design. The applicant's burden of proof states that if the site is built according to Florence Firestone CSD Guidelines requiring pedestrian-oriented design, it will create safety hazards by eliminating the clear visibility of the property from Florence Avenue, therefore increasing the likelihood of illegal activity. Staff concurs with

the applicant and finds that clear visibility and transparency from the street would provide a sense of personal safety.

Staff finds that the project may have a pedestrian-oriented design while maintaining the transparency from Florence Avenue. The modified plans provide such design criteria.

3. The proposed design includes the trash enclosure towards the north side on lot number 4, visible from Florence Avenue. This type of design is not consistent with the purpose of Florence Firestone CSD which encourages the improvement of the appearance of the community and promotes the maintenance of structures and the surrounding properties. *Staff recommends a design that places the trash enclosure in a less prominent location.*

The revised site plan depicts the trash enclosure on the north side with the trash door opening to the west side. The enclosure is screened by a concrete wall and will be covered by vines. There is a trellis on top of the trash enclosure that would also be covered by vines and would extend to the wall on the north side.

4. The site plan shall label the lot line on the south side accurately. Also, the applicant shall remove the features that are not part of this approval from the site plan.

Staff received plans depicting accurate features.

5. *The applicant shall provide a landscape plan labeling existing plants and trees on the site. The proposed plan shall serve to eliminate unattractive views and features and improve the project appearance from Florence Avenue.*

Revised plans include a landscape plan.

6. The proposed project provides 13 on-site parking spaces including one handicap accessible space. *Based on retail use only (no eating establishments) in all units, 16 parking spaces are required. The project qualifies for a minor parking deviation for the deficiency of 3 spaces.*

The revised project includes a total of 14 on-site and off-site parking spaces. As per Code Section 22.44.138.E.v.1, the two proposed eating establishments of 800 square feet each shall meet the required one parking space for 400 square feet. The parking calculation for the remaining 3,115 square feet retail store is one parking space for every 250 square feet or additional 13 spaces. The total parking required is 17 while 14 (eleven on-site and three off-site at the adjacent

gas station, is provided). The project qualifies for a minor parking deviation pursuant to Code Section 22.56.1690.

VARIANCE JUSTIFICATION

Code Section 22.44.138 - Part E- Area-specific Development Standards

Florence Avenue-Development Standards

Pedestrian Character

- 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.

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.

Further, as per Code Section 22.56.290 the applicant shall substantiate the following facts:

- 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;

Applicant's burden of proof states that due to the size of the lot, 150'x95', and due to orientation of the surrounding buildings, adherence to the CSD standards would be problematic. The applicant stated that the parking circulation would be inadequate if the four units were fronting Florence Avenue.

- 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;

The properties to the east and west are located at the intersection and they enjoy accessibility from two streets, while the subject property has only access from Florence Avenue. The applicant stated the buildable area is significantly diminished as a result of the ingress and egress from Florence Avenue.

- 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.

The applicant's burden of proof states that if the site is built according to Florence Firestone CSD Guidelines, it will create safety hazards by eliminating the clear visibility of the property from Florence Avenue; therefore, it will develop practical difficulties and unnecessary hardship by increasing the likelihood of illegal activity.

Staff believes that the applicant's burden of proof substantiates the request for a variance.

For the minor parking deviation, the applicant is required to substantiate all facts identified by Section 22.56.1690 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.

- 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.

ENVIRONMENTAL DETERMINATION

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.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

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 stating that the Notice of Public Hearing was posted 30 days prior to the hearing or on February 10, 2010 from the applicant's agent.

PREVIOUS CASES/ZONING HISTORY

There are no previous cases on the subject property. Plot Plan 45054 for the adjacent gas station located at 1935 E. Florence Avenue was approved on June 22, 1998. Both properties are owned by the same company.

SITE VISIT

Staff visited the site on December 28, 2009. There are major streetscape enhancements under way along the Florence Avenue corridor, which includes 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.

General Plan Consistency

The Land Use designation for the subject property within the Los Angeles County General Plan is C (major commercial). As per Los Angeles County General Plan guidelines Section LU-A5, the purpose of the countywide Land Use Element, local commercial uses are defined as individual enterprises or small scale multi-use centers serving the needs of the local community. Such uses include:

1. Facilities providing neighborhood or community convenience goods and services
2. Highway or roadside facilities and services of a minor nature
3. Local community/neighborhood serving office and professional services.

The proposed mini-mall would provide goods and services to the local neighborhood. The retail stores are small in nature.

Guidelines governing the general scale, design, location and circulation characteristics of local commercial uses are set as forth below:

Scale:

1. The scale of local service uses, in terms of acreage and permitted floor area, should be limited to that which can be justified by local community and neighborhood needs. In most instances, such uses, individually or in aggregate, should not exceed 10 acres in size.
2. The height of proposed facilities should not exceed the general profile established by existing uses, and should in no event exceed that of neighboring residential development.
3. The overall scale and intensity of proposed local service uses should be in keeping with the surrounding neighborhood or community setting.

The proposed project meets the guideline for scale, height and intensity specified in the General Plan requirement.

Design

1. Local service uses should be designed, in terms of setbacks, landscaping, lighting and buffering, so as to ensure compatibility with surrounding uses.
2. Proposed local service use should reflect locally recognized architectural themes and enhance overall community character.
3. Local commercial signs and graphic displays should generally be confined to the façade surface of the business establishment and should not project above the roofline or disrupt the architectural design of the structure.
4. Free-standing signs should generally be discouraged and permitted only where they determined to be aesthetically and functionally appropriate.
5. Off-site signs should be prohibited.

The proposed project shall reflect locally recognized architectural themes and enhance the overall community character. The Alameda project is a block away from this project and can serve to enhance the overall design features. The applicant shall provide signs consistent with Title 22 and General Plan guideline requirements.

The applicant revised the design providing curve shaped decorations on top of doors and windows with awnings. There are two types of cornices (round and square shaped). The wall on the west has a Spanish-style decoration with Mexican tiles and rock façade treatment. There are two towers with Spanish-style roof tiles similar to clay tiles used in La Alameda project. The overall design with the towers, curved decorations and Spanish architectural features, such as tiles, reflect the architectural theme that La Alameda project demonstrates. The ground

level has large glass doors and is inviting. Also, the outside sitting patios provide a more pedestrian-friendly character. A copy of renderings and sample material is included in this package.

Location

- a. The proposed use should be easily accessible and should be situated at community focal points such as major intersections and established neighborhood shopping facilities.
- b. The proposed use should be located so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns.

Access and Traffic:

1. The size and intensity of local service uses should be confined to the extent that anticipated traffic generation does not adversely affect conditions on adjacent streets and highways.
2. Access, egress and onsite parking should be provided in a manner which maximizes safety and convenience, and minimizes adverse impacts on surrounding neighborhood and community land use patterns.

Access and traffic circulation have been reviewed by Public Works and should minimize any adverse impacts to traffic.

Florence Firestone Community Standards District

The proposed project is consistent with the Florence Firestone Community Standards District requirements with exception of the Area 1 Florence Avenue.-Pedestrian Character Section (IV). The purpose of the Florence-Firestone Community Standards District is to improve the appearance of the community and to promote the maintenance of structures and surrounding properties.

C. Community-wide Development Standards

1. Graffiti. All structures, walls, and fences that are publicly visible shall remain free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a zoning enforcement officer that graffiti exists on the property. Paint used to cover graffiti shall match, as near as possible, the color of the surrounding surfaces.
2. Maintenance. Any areas of property that are publicly visible, including front yards, front sidewalks, and rear alleys, shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas.
3. Material Colors. Black or other similar dark color shall not be used as the primary or base color for any wall or structure. ***Applicant provided mocha color palettes for exterior walls included in this package.***

Proposed draft conditions include the CSD standards.

The subject property is located within the C-3 zone and subject to the following standards as prescribed by the CSD requirements:

- a. Height. No structures in zone C-3 shall exceed a height of 35 feet above grade, excluding chimneys and rooftop antennas; and
- b. Dwelling Unit Density. The density for residential uses shall not exceed 50 dwelling units per net acre.
- c. Façades. For building façades with street frontage, at least 30 percent of the façade above the first story shall consist of materials or designs different from the rest of the façade. Examples of such materials or designs include recessed windows, balconies, offset planes, or similar architectural accents. Long unbroken façades are prohibited.
- d. The subject property is also subject to the signage requirements specified in the CSD as well as specified in the Florence Avenue standards

Area-specific Development Standards.

Area 1--Florence Avenue.

- a. Purpose. This area is established to facilitate the development of Florence Avenue as a pedestrian corridor, to improve the appearance of existing and proposed structures and signs, and to encourage new business growth.
- b. Area Description. In general, this area extends from Central Avenue to Compton Avenue and from Wilmington Avenue to Alameda Street. The specific boundaries of the area are shown on the map following this section.
- c. Development Standards.
 - i. Signs. Outdoor advertising signs are prohibited.
Fences and Security Shutters.
 - (1) Chain link, barbed and concertina wire fences are prohibited.
 - (2) Outdoor roll-up security shutters shall be concealed to the greatest extent possible and shall not completely obstruct the public's view of the building. Solid security shutters are prohibited.
 - ii. Air-Conditioning Units. 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.
 - iii. Pedestrian Character.
 - (1) All structures must have at least one entrance on Florence Avenue.
 - (2) At least 50 percent of a building's ground floor façade fronting Florence Avenue shall consist of entrances or shop windows.

- (3) 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. Not more than 20 percent of the building façade shall consist of mirrored or densely tinted glass.
- iv. Parking. Except as herein modified, parking in this area shall comply with all applicable provisions of Part 11, Chapter 22.52.
- (1) The required parking for new and existing retail, office, or restaurant uses with less than 1,000 square feet of gross floor area shall be one space for every 400 square feet of gross floor area; and
- (2) Except for fully subterranean parking structures, parking shall be at the rear of commercial structures and not be visible from Florence Avenue.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Public Works Recommendation

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. In addition, they require that the applicant provide street improvements including repairing any damaged curb, gutter, driveways, pavements and sidewalks. The applicant shall also plant street trees, and underground utility lines. (See attached letter dated April 29, 2009).

Department of Public Health Recommendation

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.

Sheriff's Department's Recommendation

Staff received a letter as well as record of calls dated January 29, 2010 from Lieutenant Babbitt at the Century Station. The Sheriff's Department does not have an opinion on issuing a variance permit but does not support using criminal behavior to alter the code standards.

Fire Department Recommendation

Staff received comments from the Fire Department recommending approval.

PUBLIC COMMENTS

Staff received a phone call from a neighbor regarding the project but the caller had no major concerns regarding the proposed project.

Meeting with the Applicant

Staff met with the applicant's agent and the representative of the corporation on March 25, 2010 and discussed the following issues:

1. Submit a landscape plan labeling existing plants and trees on the site. The proposed plan shall serve to eliminate unattractive views and features and improve the project appearance. The use of drought tolerant trees and shrubs is encouraged.
2. Provide a sign plan (example of a monument sign).
3. Present architectural renderings showing the structures and details.
4. Show the trash enclosure materials and to allow obscuring from the street view.
5. Remove the features on the site plan that are not part of this approval.
6. Label the property line to the east and south.
7. Describe the materials used.
8. Staff also provided additional materials indicating the architectural features of the nearby projects that the applicant may integrate into the architectural design to reflect the overall community character such as the following:
 - a. Zocalo themed development with fountain and pergola with colored concrete pavers and raised planters
 - b. Mediterranean design elements such as clay roof tiles, plaster stucco exterior decorated with natural stone elements.
 - c. Large curve shaped doors, windows and building forms with cornices reflecting a Spanish style.
 - d. Terrazzo tile and wrought iron incorporated in the architectural design adding character to the mall.
 - e. Storefronts may be coordinated with building entrance elements such as curved shapes, awnings and color to reflect an architectural accent.
 - f. Ground level large glass doors or entrances and windows with glass display panels or windows.

STAFF EVALUATION

The existing site is located within the Florence Firestone Community Standards District. It is also within a block of the Blue Line Transit Oriented District, Florence Station. Both plans encourage a pedestrian-oriented area. The applicant redesigned the project and provided a more pedestrian-friendly plan with two storefronts, sidewalk cafes, landscaping and pedestrian walkway that would connect the stores. There is a trellis on top of the trash enclosure and the north wall and the trash enclosure would be covered with vines. The store fronts have curve-shaped decoration with awnings. The wall is stucco with natural stone accents on the lower portion. The applicant will build another six feet high wall on the north side parallel to the existing fence/wall. The west wall has curved decorations of rock and Mexican tiles. The plan is open and transparent from Florence Avenue. The proposed design accommodates safety, convenience, comfort and is welcoming to pedestrians. Florence Avenue is a high crime area that is

transitioning to a safer and more walkable Avenue. The proposed project would provide the means to create an improvement that would enhance the neighborhood appearance, while it would be partially consistent with the general guidelines of the CSD requirements, and it would comply with the General Plan requirements.

FEES/DEPOSITS

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

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 R2008-00700-(1), Variance 200800016, subject to the attached conditions.

SUGGESTED APPROVAL MOTION

I move that the Regional Planning Commission close the public hearing and APPROVE Variance 200800016 with findings & conditions.
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Prepared by Jeantine Nazar, Regional Planning Assistant II, Zoning Permits II
Reviewed by Maria Masis, AICP, Supervising Regional Planner, Zoning Permits II

Attachments:

- Draft Conditions of Approval
- Draft Findings of Approval
- Applicant's Burden of Proof statement
- Site Photographs
- Site Plan
- Land Use Map

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 Public Hearing

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 consistent with the applicable requirements. The applicant has provided revised plans and staff amended the draft conditions and findings.

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 form 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:

Dissenting:

Abstaining:

Absent:

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 5 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



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: April 14, 2010

TO: Department of Regional Planning
Permits and Variances

PROJECT #: VAR R2008-00700

LOCATION: 1935 E. Florence Avenue, Los Angeles (Co.)

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is 1750 gallons per minute for 2 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. 2 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 1 6" X 4" X 2 1/2" fire hydrant, 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: Prior to issuance of a building permit, verify and flow the nearest existing public fire hydrant to the property line on the same side of the street. Results shall be recorded on a Form 196 then submitted for approval by Fire Prevention Engineering during the building plan check phase. Relocation or installation of a new public fire hydrant may be required once fire flow results are reviewed.
- Access: Fire apparatus access as depicted on the Site Plan dated 04-12-2010 is adequate.
- 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: **SCOTT JAEGGI**

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



GAIL FARBER, Director

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
<http://dpw.lacounty.gov>

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

April 29, 2009

IN REPLY PLEASE
REFER TO FILE: **LD-1**

TO: Nooshin Paidar
LDCC/Site Plan Review Section
Department of Regional Planning

Attention Richard Claghorn

FROM: Letty Schleikorn *MLS*
Subdivision Management Section
Land Development Division

**SITE PLAN REVIEW
1935 EAST FLORENCE AVENUE,
UNINCORPORATED LOS ANGELES AREA
PROPOSED COMMERCIAL BUILDING-WILSON PLAZA**

- Public Works recommends approval of this SITE PLAN.
- Public Works does **NOT** recommend approval of this SITE PLAN.

We reviewed the subject property in the unincorporated Los Angeles area. This permit is for the construction of a retail shopping center.

We recommend the following:

1. Dedicate the right to restrict vehicular access along the property frontage on Florence Avenue.
2. Submit a detail engineering drawings and a cost estimate for the future road widening requirements along the property frontage to the satisfaction of Public Works. The Major Highway requirement is 42 feet from centerline to curb face with 8-foot-wide sidewalk. The detail engineering drawing must show all existing and future improvements and utilities along the frontage of Florence Avenue. Upon approval of the cost estimate, the owner will submit a cash-in-lieu for the required road improvements as shown on the approved detail engineering drawings.

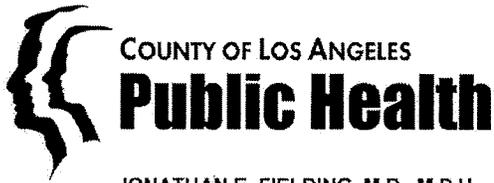
Nooshin Paidar
April 29, 2009
Page 2

3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Florence Avenue.
4. Construct driveway approaches at the site to the satisfaction of Public Works.
5. Construct a new curb ramp in the vicinity of the existing crosswalk near the traffic signal situated along the frontage of Lot 5 on Florence Avenue to substantially meet current Americans with Disabilities Act requirements to the satisfaction of Public Works.
6. Repair any displaced, broken, or damaged curb, gutter, driveways, pavement, and sidewalk on Florence Avenue along the property frontage to the satisfaction of Public Works.
7. Plant street trees on Florence Avenue. Existing trees in the right of way shall be removed and replaced if not acceptable as street trees.
8. Underground all proposed service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above-ground utility structure in the parkway.
9. Acquire street plan approval or direct check status before obtaining grading permit.
10. Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

If you have any other questions or require additional information, please contact Ruben Cruz or Letty Schleikorn at (626) 458-4910.

RC:ca
P:/LDPUB/SUBMGT/PERMITS/R3/FLORENCEAVE1098.DOC

cc: Cynthia Muller



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

KEN HABARADAS, MS, REHS
Acting Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740



BOARD OF SUPERVISORS

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Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

February 17, 2010

Jeantine Nazar
Zoning Permits II Section
County of Los Angeles
Department of Regional Planning
320 West Temple St.
Los Angeles, CA 90012

SUBJECT: PROJECT NO. R2008-00700, RVAR 200800016
LOCATION: 1935 E. FLORENCE AVE., WILMINGTON

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

This is in response to the Notice of Consultation for the above-referenced project that was forwarded to Environmental Health for review and comment.

We have reviewed the information provided and are able to recommend 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.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Habaradas". The signature is fluid and cursive, written over a white background.

Ken Habaradas, MS, REHS
Bureau of Environmental Protection