



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

Jon Sanabria  
Acting Director of Planning

January 28, 2010

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

FROM: Andrew Svitek *AS*  
Regional Planning Assistant II  
Zoning Permits II Section

**SUBJECT:** Additional Materials for Hearing  
Project Number: R2008-01962-(2)  
Case: CUP200800163  
RPC Meeting: December 9, 2009  
Agenda Item: 6

This agenda item is a Conditional Use Permit application to authorize the operation of a scrap metal sorting yard on a vacant industrial parcel at 9113 S. Alameda St. located in the M-2 (Heavy Manufacturing) Zone in the Firestone Park Zoned District within the Florence-Firestone Community Standards District.

The Commission heard this case on December 9, 2009. All Commissioners were present. The public hearing was continued for the following reasons:

1. The applicant had not obtained clearance from the Fire Department due to inadequate fireflow at the subject site.
2. The Commission had requested that Department of Public Works reevaluate the traffic flow in the area.

### 1. Fire Flow Issue

The applicant has worked with Golden West Water Company to address the low water pressure in the area. The applicant has obtained updated information that is being submitted to the Fire Department for their review. The Fire Department has **NOT** issued a clearance at this time.

### 2. Traffic Flow

A number of testifiers at the first public hearing indicated that the proposed site is inadequate in size to accommodate a steel sorting yard. The conclusion they reach is that due to the size of the site vehicles would not have enough area to maneuver on site. As a result, vehicles would be stopped on Alameda Street waiting to turn into the site, disrupting traffic flow on Alameda Street.

To observe the operations of other scrap yards staff from Department of Public Works and Regional Planning toured two existing scrap metal yard facilities (Williams Recycling at 2225 East 92nd Street and SA Recycling at 10313 S. Alameda Street).

The applicant has met with Department of Public Works and will be resubmitting plans to describe the proposed on-site traffic circulation in more detail. A revised site plan will need to designate areas required for storage of materials and operations of equipment and the overall traffic circulation on-site. The Department of Public Works has **NOT** provided a clearance at this time, pending resubmission of more detailed site plans.

Additional materials were submitted to staff since the last public hearing:

1. Email from Mona Howerton (Williams Recycling) dated January 26, 2010.
2. Phase I Soils Report (By National Environmental, Inc. dated August 19, 2008). On File at the Department of Regional Planning.
3. Letter from Golden West Waster Company regarding fire flow.

Should you have any additional questions prior to the public hearing, **Andrew Svitek** can be reached at (213) 974-6435 or via email at [ASvitek@planning.lacounty.gov](mailto:ASvitek@planning.lacounty.gov).



## Svitek, Andrew

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**From:** mona [mona@williamssoftware.com]  
**Sent:** Tuesday, January 26, 2010 4:53 PM  
**To:** Svitek, Andrew; Sanabria, Jon; Calas, John  
**Subject:** FW: R2008-01962 and CUP2008-00163

Hello Andrew:

I wanted to let you know Robin and his engineers from SA Recycling have been working with the 92<sup>nd</sup> street site plan. Williams Recycling, a scrap operator for over 35 years, would like to make a couple of points that are important to these cases.

1. **Lot size is an issue with recycling yards.** When a CUP is granted to allow a scrap yard to operate on a small lot the county can not expect them to be **legally run yards**. I agree they can learn by their own mistakes but they can not comply with the new environmental laws from the start only to encourage illegal activities for survival. This is unfair and a detriment to all business and families in the area. There is no room to stage areas as required by law. Small lots can not accommodate appliance recycling per Certified Appliance Recycling Certificates, storm water compliance per Clean Water Act, safe areas for fuel storage, maintenance areas for equipment, hazardous materials storage per Fire Department, etc.,etc. The applicant has excluded a parcel on the site plan which I believe was owned by Dana R Schwartz, making the site approximately 33,543 feet.
2. The scrap industry would like to request the County of Los Angeles to **require standards on all scrap yards** that will put them in compliance and keep them running legally with all federal, state and county departments. Experts in the scrap industry will offer their assistance. There have been numerous new laws in the last 5 years that public officials are not aware exist. These standards should be in place before a CUP is granted to run the operation. Legal problems are passed down to the local agencies once a CUP is granted without regard to these new laws.
3. The **landowner's son, Dana R Schwartz** to my belief owns one parcel on the property at 9113 S.Alameda St. Dana R Schwartz is wanted for recycling can fraud in the amount of approximately 6 million dollars and resides in Columbia according to state officials upon my information and belief. Dana R Schwartz was operating here as well as the scrap operation on 10907 Alameda St. Two people went to jail and one has returned to work on the Schwartz's 2<sup>nd</sup> property located at 10907 Alameda. The scrap yard is currently in operation and has been without a CUP for several years. This parcel is also owned by Schwartz family. How can the landowner be considered a responsible owner while keeping scrap operations on a non-permitted parcel? Why would we grant a CUP for the same use again? Landowners are to be informed and responsible for their Tenants. The 6 million dollar can fraud scam was the largest in any such case prosecuted to that date as stated by officials on the Dana R Schwartz case. This money has not been recovered.  
I would like to restate that both parcels above are owned by the Schwartz family, were running without a CUP, with one still running 7 days a week. This is unfair to the business community.
4. Testimony by applicant's counsel on 92<sup>nd</sup> St stated they shipped the 'discolored' soil at the hearing in December. All scrap yards have pollutants that must be shipped hazardous. I am requesting the **manifest copy** stating the soil content and shipping information. Why was the concrete poured before approval from public works?
5. It has been testified at hearing by local businesses, residences, and **LA County Sherriff** that traffic has been a problem at their 92<sup>nd</sup> street site. Williams Recycling's business was harmed by the traffic when Dana R Schwartz operated in the late 90's and early 2000's which again was without a CUP. I want to make sure the County of Los Angeles understands they have been informed of this **traffic problem** not only by us but with other local parties.

Thank you for your time. Please make sure this is in the Commissioner's package for the next hearing.

Mona Howerton

## Fire Hydrant Flow Test & Data Request

System: FLORENCE GRAHAM

Date: 1/13/2010

Requested By: MERE BUSH

### Fire Hydrant Information

Atlas Pg: 14  
 Hydrant #: 414      92nd ST & LAUREL  
 Hydrant Make: CLOW      Type: STEAMER      # of Outlets: 2  
 G.W.O. #: \_\_\_\_\_      Date: 1/13/2010      Fire District: LACFD  
 Main Size & Type: 8" DE      Hydrant Lead Size & Type: 6"  
 Size of Tee: \_\_\_\_\_      Gate Valve Size: 6"      Valve Location: 10' WEST  
 Size of Tap: \_\_\_\_\_ (square-inches)      Valve Location: OF HYD  
 Remarks: Property in Question: 9101-9113 S ALEMEDIA ST  
 Due Back by: \_\_\_\_\_

### Test Data

Tested By: ADOLPH & RICK      Test Date: 1/13/2010      Test Time: 11:30 am  
 Static: 72 PSI      Required Flow: \_\_\_\_\_ GPM  
 Residual: 60 PSI      Observed Flow: 1067 GPM  
 Pitot: 50 PSI      Flow @ 20 PSI: 2355 GPM  
 Office Size: 2 1/2 Inches      Butt End       Tube   
 Residual Location: 70' W OF HYD  
 (Ft. & Dir. From FH)

Flowed Separately: Yes  No       Flowed With \_\_\_\_\_ #: \_\_\_\_\_  
 Following Hydrants: \_\_\_\_\_ #: \_\_\_\_\_  
 \_\_\_\_\_ #: \_\_\_\_\_

Combined Observed Flow: \_\_\_\_\_ GPM      Combined Calculated Flow @ 20 PSI: \_\_\_\_\_ GPM

Plants Running: # MIRAMONTE  
 Connections Operating: 91st & ZAMORA  
 Remarks: HYD RAN FOR 7 min

### Engineering Department Records

District Engineer: Michael S. Long      Date: 1/26/10      File #: \_\_\_\_\_  
 Remarks: \_\_\_\_\_

*5004-410 (5/17/10)*



FORM 106  
Rev. 04/03

### COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Fire Prevention Engineering  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4125 Fax (323) 890-4129

#### Information on Fire Flow Availability for Building Permit

#### For All Buildings Other Than Single Family Dwellings (R-3)

#### INSTRUCTIONS:

Complete parts I, II (A) when:

Verifying fire flow, fire hydrant location and fire hydrant size.

Complete parts I, II (A), & II (B) when:

For buildings equipped with fire sprinkler systems, and/or private on-site fire hydrants.

#### PROJECT INFORMATION (To Be Completed By Applicant)

#### PART I

Building Address: 9101-9113 S ALAMEDA St

City or Area: Los Angeles, CA 90002

Nearest Cross Street: 92ND

Distance of Nearest Cross Street: CORNER 92ND AND ALAMEDA

Applicant: FRANK JASSO Telephone: (562) 864-3776

Address: 12158 FIRESLONE BLVD. Suite C-D

City: NORWALK, CA 90650

Occupancy (Use of Building): OFFICE Sprinklered: Yes  No

Type of Construction: II

Square Footage: 1000 Number of Stories: ONE

Present Zoning: M-2

Applicant's Signature

Date

1/14/09

Rx (562) 864-4602

PART II-A

INFORMATION ON FIRE FLOW AVAILABILITY  
(To be completed by Water Purveyor)

Location 92nd ST & LAUREL AVE

Distance from Nearest Property Line ~60' +/- Hydrant Number 416  
Size of Hydrant 6" Size of Water main 8" DI

Static PSI 72 Residual PSI 60 Orifice size 2 1/2" Pitot 50

Fire Flow at 20 PSI 2355 Duration 2 hrs. Flow Test Date / Time 01/13/10 @ 11:30am

Location \_\_\_\_\_

Distance from Nearest Property Line \_\_\_\_\_ Hydrant Number \_\_\_\_\_  
Size of Hydrant \_\_\_\_\_ Size of Water main \_\_\_\_\_

Static PSI \_\_\_\_\_ Residual PSI \_\_\_\_\_ Orifice size \_\_\_\_\_ Pitot \_\_\_\_\_

Fire Flow at 20 PSI \_\_\_\_\_ Duration \_\_\_\_\_ Flow Test Date / Time \_\_\_\_\_

Location \_\_\_\_\_

Distance from Nearest Property Line \_\_\_\_\_ Hydrant Number \_\_\_\_\_  
Size of Hydrant \_\_\_\_\_ Size of Water main \_\_\_\_\_

Static PSI \_\_\_\_\_ Residual PSI \_\_\_\_\_ Orifice size \_\_\_\_\_ Pitot \_\_\_\_\_

Fire Flow at 20 PSI \_\_\_\_\_ Duration \_\_\_\_\_ Flow Test Date / Time \_\_\_\_\_

PART II-B SPRINKLERED BUILDINGS/PRIVATE FIRE HYDRANTS ONLY

Detector Location (check one)  Above Grade  Below Grade  Either

Backflow Protection Required (Fire Sprinklers/Private Hydrant) (check one)  Yes  No

Minimum Type of Protection Required (check one)  Single Check Detector Assembly

Double Check Detector Assembly  Reduced Pressure Principle Detector Assembly

GOLDEN STATE WATER COMPANY

Water Purveyor \_\_\_\_\_

Date 1/26/10

Michael S. Long  
Signature

Operations Engineer

Title

This Information is Considered Valid for Twelve Months

Fire Department approval of building plans shall be required prior to the issuance of a Building Permit by the jurisdictional Building Department. Any deficiencies in water systems will need to be resolved by the Fire Prevention Division only prior to this department's approval of building plans.

FLORENCE GRAHAM #416  
9101-9113 S. ALAMEDA