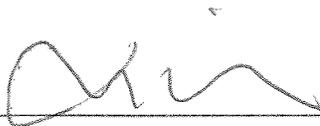


Regional Planning Commission Transmittal Checklist

Hearing Date
09/26/2012
Agenda Item No.
6

Project Number: R200~~8.0~~1959-(2)
Case(s): Conditional Use Permit No. 200~~8~~00161
Planner: Tyler Montgomery

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- GIS Map
- Landscaping Plans
- Other

Reviewed By: 



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6462
PROJECT NUMBER R2008-01959
RCUP 200800161

| | |
|--|-------------------------|
| PUBLIC HEARING DATE 09/26/2012 | AGENDA ITEM 6 |
| RPC CONSENT DATE | CONTINUE TO |

| | | |
|------------------------------|--------------------------|--|
| APPLICANT OKI, LLC | OWNER OKI, LLC | REPRESENTATIVE Charles W. Banks, Jr. |
|------------------------------|--------------------------|--|

PROJECT DESCRIPTION
 The applicant is requesting a conditional use permit ("CUP") to authorize the continued operation and maintenance of a pallet assembly and storage yard in an M-1 (Light Manufacturing) zone located within 250 feet of a residential zone. The Florence-Firestone Community Standards District ("CSD") requires that, within the M-1 zone, "(a)ll principal business uses, except parking, conducted outside an enclosed structure within 250 feet of a residential zone or sensitive use ... shall require a conditional use permit" (County Code Sec. 22.44.138.D.7.b). A residential zone is located less than 20 feet to the west, across an alley.

REQUIRED ENTITLEMENTS
To authorize the continued operation of a pallet storage and assembly yard

LOCATION/ADDRESS
 9413 Laurel Street, Florence-Firestone

SITE DESCRIPTION
 The site plan depicts the pallet storage and assembly yard on a site made up of two parcels of approximately 13,500 square feet (0.31 acres). The applicant would add a paved parking and loading area of approximately 915 square feet, including two standard parking spaces, a handicapped parking space, and a 30-foot by 12-foot loading area, on the northwest corner of the property. A new 180-square-foot office and restroom building would also be located in this area, and a new 790-square-foot landscaped buffer, ten feet in depth, would extend along the Laurel Street frontage to the east. New wrought-iron fences, 12 feet in height, would separate Laurel Street from the property and also separate the parking area from the rest of the site. The remainder of the site would consist of outdoor pallet storage area, three steel sheds (Two 564 square feet and one 420 square feet), and a 348-square-foot steel canopy. The site is surrounded on three sides by an existing corrugated steel fence, 12 feet in height, to the north, south, and west, and is accessed via a 21-foot-wide gated driveway to Laurel Street, to the east.

| | |
|--|---|
| ACCESS Laurel Street, to the east | ZONED DISTRICT Stark Palms |
| ASSESSORS PARCEL NUMBER 6046-007-044; 6046-007-045 | COMMUNITY Florence-Firestone |
| SIZE 0.31 Acres | COMMUNITY STANDARDS DISTRICT Florence-Firestone |

| | EXISTING LAND USE | EXISTING ZONING |
|--------------|---|----------------------------------|
| Project Site | Pallet storage yard | M-1 (Light Manufacturing) |
| North | Pallet storage yards, auto repair and dismantling, light industry | M-1 |
| East | Pallet storage yards, auto repair and dismantling, other industry | M-2 (Heavy Manufacturing) |
| South | Pallet storage yards, auto repair and dismantling, light industry | M-1 |
| West | Single-family residences, multiple-family residences | R-3 (Limited Multiple Residence) |

| | | |
|--|--|-------------------------------|
| GENERAL PLAN/COMMUNITY PLAN Countywide Land Use Plan | LAND USE DESIGNATION I--"Major Industrial" | MAXIMUM DENSITY N/A |
|--|--|-------------------------------|

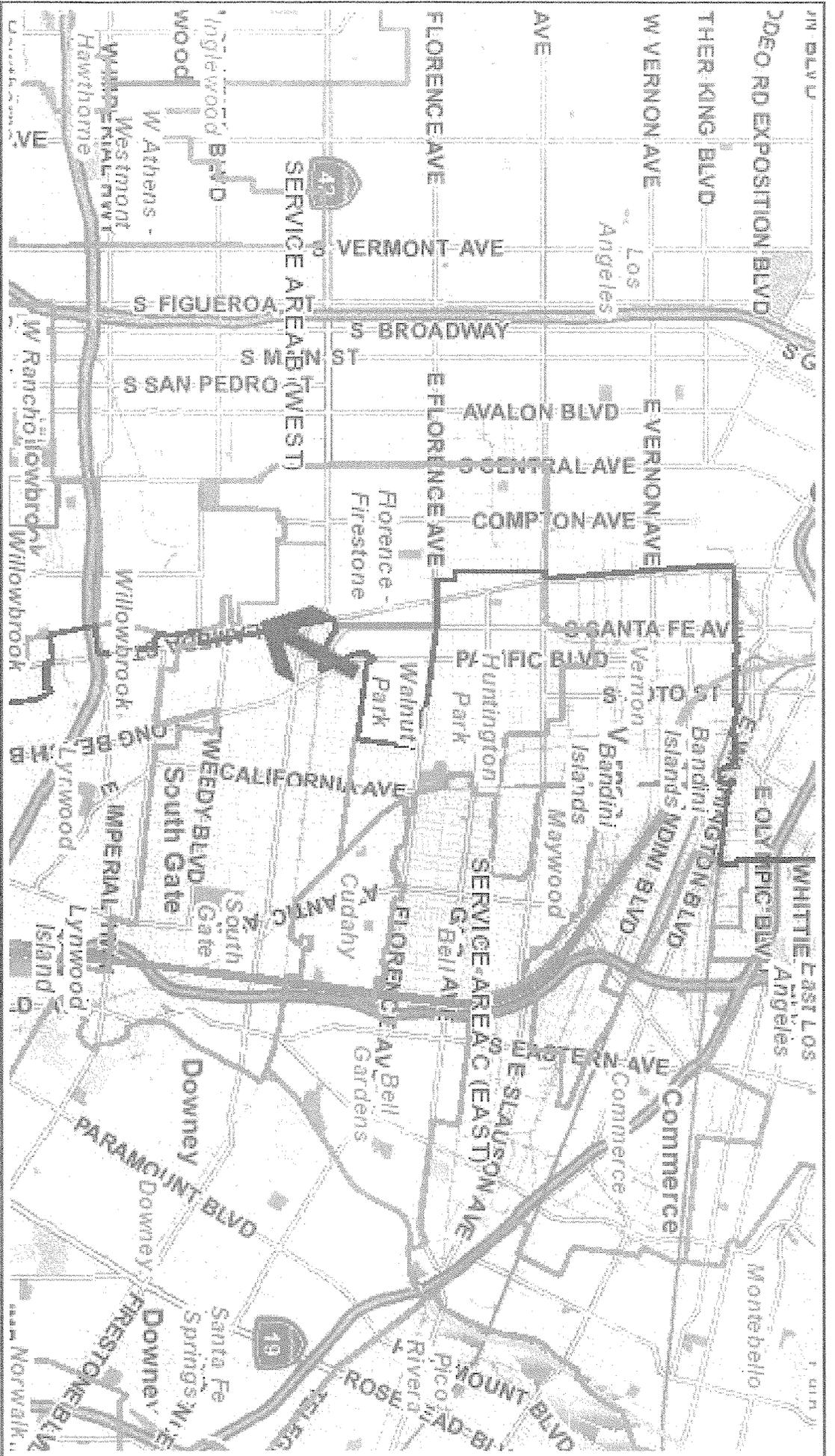
ENVIRONMENTAL DETERMINATION
 Class 1 Categorical Exemption- Existing Facilities

RPC LAST MEETING ACTION SUMMARY

| | | |
|------------------------------|--------------------------|----------------------------------|
| LAST RPC MEETING DATE | RPC ACTION | NEEDED FOR NEXT MEETING |
| MEMBERS VOTING AYE | MEMBERS VOTING NO | MEMBERS ABSTAINING/ABSENT |

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

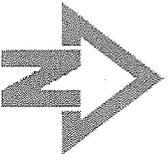
| | | |
|---|--------------------------|---------------------------|
| STAFF CONTACT PERSON: Tyler Montgomery | | |
| RPC HEARING DATE(S) | RPC ACTION DATE | RPC RECOMMENDATION |
| MEMBERS VOTING AYE | MEMBERS VOTING NO | MEMBERS ABSTAINING |
| STAFF RECOMMENDATION (PRIOR TO HEARING): | | |



R2008-01959

Vicinity Map

Printed: Sep 20, 2012



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STAFF ANALYSIS
PROJECT NUMBER R2008-01959-(2)
CONDITIONAL USE PERMIT NO. 200800161

PROJECT DESCRIPTION

The applicant requests a conditional use permit ("CUP") to authorize the continued operation and maintenance of a pallet assembly and storage yard in an M-1 (Light Manufacturing) zone located within 250 feet of a residential zone.

REQUIRED ENTITLEMENTS

The Florence-Firestone Community Standards District ("CSD")—which was adopted in 2004—requires that, within the M-1 zone, "(a)ll principal business uses, except parking, conducted outside an enclosed structure within 250 feet of a residential zone or sensitive use...shall require a conditional use permit" (County Code Section 22.44.138.D.7.b). A residential zone is located less than 20 feet to the west, across an alley, from the existing pallet yard. Existing uses that did not comply with this provision were given a three year amortization period, during which they could continue to operate without a CUP, per Section 22.56.1540 of the County Code. This period expired in 2007, and such uses now require a CUP to continue operation.

LOCATION

The site is located at 9314 Laurel Street in the Stark Palms Zoned District of unincorporated Los Angeles County. The site is also within the Florence-Firestone CSD.

PHYSICAL FEATURES

The subject property is a level, rectangular parcel of approximately 13,500 square feet in area (0.31 acres). The site is paved and developed with a pallet assembly and storage yard, including two (2) metal canopies, and surrounded by a metal fence 12 feet in height. There is currently no dedicated on-site parking. The property is accessed from Laurel Street to the east, between 94th Street and 95th Street. A 25-foot-wide public alley lies immediately to the west, across which are apartments in an R-3 (Limited Multiple Residence) zone. The area is heavily urbanized, and the site is surrounded by developed land in all directions.

EXISTING ZONING

Subject Property

The property is zoned M-1 (Light Manufacturing).

Surrounding Properties

Surrounding properties within 500 feet are zoned as follows:

North: M-1

South: M-1

East: M-2 (Heavy Manufacturing)

West: R-3 (Limited Multiple Residence)

EXISTING LAND USES

Subject Property

The project site contains a pallet storage and assembly yard.

Surrounding Properties

Land uses within 500 feet consist of the following:

North, South, & East: Pallet storage yards, auto repair and dismantling, light industry

West: Single-family residences, apartments

ZONING PERMIT HISTORY

The existing pallet assembly and storage yard was established on the site between 1978 and 1980. At that time, the use was not required to obtain a plot plan from Regional Planning.

SITE PLAN DESCRIPTION

The site plan depicts the pallet storage and assembly yard on a site made up of two parcels of approximately 13,500 square feet (0.31 acres). The applicant would add a paved parking and loading area of approximately 915 square feet, including two standard parking spaces, a handicapped parking space, and a 30-foot by 12-foot loading area, on the northwest corner of the property. A new 180-square-foot office and restroom building would also be located in this area, and a new 790-square-foot landscaped buffer, ten feet in depth, would extend along the Laurel Street frontage to the east. New wrought-iron fences, 12 feet in height, would separate Laurel Street from the property and also separate the parking area from the rest of the site. The remainder of the site would consist of outdoor pallet storage area, three steel sheds (Two 564 square feet and one 420 square feet), and a 348-square-foot steel canopy. The site is surrounded on three sides by an existing corrugated steel fence, 12 feet in height, to the north, south, and west, and is accessed via a 21-foot-wide gated driveway to Laurel Street, to the east. A total of 1,346 square feet of landscaping would be provided on-site.

ENVIRONMENTAL DETERMINATION

Staff recommends that this project be determined categorically exempt under the environmental reporting procedures and guidelines of the California Environmental Quality Act (CEQA). The facility qualifies for a Class 1, Existing Facilities, categorical exemption, as there would be no expansion of the existing use.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, library posting, and DRP website posting. The notice was also posted on the property at least 30 days prior to this hearing date.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff consulted with the Los Angeles County Fire, Public Works, and Public Health departments regarding the project proposal.

Fire

The case was cleared for hearing by County Fire on April 29, 2009 (letter enclosed). At the request of the department, a condition was added requiring the applicant to submit an adequate fire flow measurement of the nearby hydrant before the issuance of building permits.

Public Health

The Department of Public Health issued a letter on August 24, 2012 requiring the applicant to provide a "will serve" letter from the local water purveyor. The applicant received this on September 20, 2012 and will provide it to Regional Planning staff prior to the hearing date.

Public Works

A letter was issued by Public Works on August 8, 2012 also requiring a "will serve" letter from the local water purveyor, as well as notations to be added to the site plan indicating which structures are currently unpermitted. The department also required the applicant to pay a rescinding fee to the local Building and Safety office. All of these are to be accomplished by the applicant before the hearing date. At the request of Public Works, several conditions of approval have been added requiring street improvements, grading plans, and drainage plans to be submitted and approved prior to the issuance of building permits. The permittee must also make an offer of future dedication ten feet from the centerline of the rear alley.

PUBLIC COMMENTS

No other public comments were received in favor or opposition to the project.

Burden of Proof

As required by Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Commission, the following facts:

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

- B. That the proposed site is adequate in size and shape to accommodate the yards, wells, fence, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.

The applicant's Burden of Proof responses are attached to this document. It is staff's opinion that the applicant has satisfied this burden.

STAFF EVALUATION

General Plan Consistency

The subject property is located within the "I" (Major Industrial) classification of the Countywide General Plan Land Use Element. The intent of this land use classification is to provide primarily for industrial uses. The current and proposed use of the site—a pallet assembly and storage yard—is consistent with this land use classification.

Zoning Ordinance and Development Standards Compliance

The property on which the existing facility is located is zoned M-1(Light Manufacturing). Pallet assembly and storage is a type of light industry permitted in this zone by right. Any outdoor storage of materials is required to be enclosed by a solid fence (County Code Section 22.52.570), and a 12-foot-high solid metal fence is proposed for the perimeter of the site. Section 22.52.640 of the County Code also states that no outdoor materials shall be stored above the height of the screening fence or wall within 10 feet of said fence or wall. The current facility appears to be in compliance with this regulation. There are no required setbacks for the M-1 zone.

Section 22.52.1140 of the County Code delineates parking requirements for industrial uses and states that "there shall be provided a parking space for all vehicles used directly in the conducting of such use and, in addition, not less than one automobile parking space for each two persons employed or intended to be employed on the shift having the largest number of employees." The applicant has indicated that not more than two employees would be on site at any one time. Therefore, only one parking space would be required. The project proposes four (4) parking spaces, one of which would be reserved for the handicapped.

Any industrial use with less than 18,000 square feet of gross floor area is required to maintain one "Type B" loading zone with dimensions of 12 feet by 30 feet (County Code Section 22.52.1084). Such a zone is indicated immediately to the north of the parking area on the northeastern portion of the project site.

Approximately 1,346 square feet of the 13,500 square-foot property (10 percent) is proposed to be landscaped. Outdoor storage uses are required to provide a minimum of one square foot of landscaping outside their screening walls for each foot of street frontage, and no planting area may have a width of less than three (3) feet (County Code Section 22.52.630). The applicant proposes to install a ten-foot-wide landscaped buffer between the fence and the public right-of-way on its eastern property line. Therefore, the project would comply with this requirement.

Florence-Firestone Community Standards District Compliance

The Florence-Firestone CSD (County Code Section 22.44.138) requires that “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.” Staff has drafted a condition of approval requiring that all graffiti be removed within 24 hours of its occurrence, weather permitting.

The CSD mandates that no outdoor storage be visible to anyone from an adjoining residential zone. This will be added to the recommended conditions of approval to the project. The Florence-Firestone CSD also requires that, within the M-1 zone, “(a)ll principal business uses, except parking, conducted outside an enclosed structure within 250 feet of a residential zone or sensitive use ... shall require a conditional use permit” (County Code Section 22.44.138.D.7.b). Apartment buildings within an R-3 (Limited Multiple Residence) zone are located 20 feet to the west, across a public alley. Because of this, the applicants have applied for a CUP to continue operation of the pallet storage and assembly business.

Also per the requirements of the CSD, 10 percent of the total lot area must be landscaped per Section 22.44.138.D.6.d of the County Code. Approximately 1,346 square feet of the project site is proposed to be landscaped, which equals almost exactly 10 percent.

Neighborhood Impact/Land Use Compatibility

The existing pallet assembly and storage yard has operated at the site since 1980. During this time, the site has incurred two (2) zoning violations. The first was a citation in 1990 for stacking pallets above the fence height within ten feet of the fence (RF 90061). The second was a notice in 2007 that they were required to file for a CUP to continue the use three years after the adoption of the Florence-Firestone CSD (RFS 07-0014387).

As part of the conditional use permit process, the applicant would be required to make improvements to the property, including the addition of off-street parking spaces, a dedicated loading zone, and landscaping. The site currently contains none of these features. The facility would also be required to cover or remove any graffiti on its

exterior walls within 24 hours, which is less than the 72 hours currently allowed by the Florence-Firestone CSD.

The facility is located in a primarily industrial area with many other pallet assembly, auto dismantling, and recycling businesses to the north, south, and east. Apartment buildings are located across a public alley to the west. However, the impact of the facility on nearby residences would be lessened by the project's design and proposed conditions of approval. Stacked pallets and equipment would not be visible from adjacent residential properties, as per the requirements of the Florence-Firestone CSD. Vehicles would enter and exit the site from Laurel Street, at a location as far removed from residences as the property will allow. The facility does not propose to have external illumination, and, should any be added in the future, staff's recommended conditions of approval would require it to be shielded and directed away from residential areas and would also prohibit the business from operating after 10:00 pm. These standards would be enforced by biennial inspections of Zoning Enforcement staff, which is likely to result in a better maintained facility than many other industrial uses in the area, which do not require CUPs. In addition, no opposition was received from property owners in the vicinity.

The project would be adequately served by roads, highways, and other utilities in the area, as Fire, Public Health, and Public Works have tentatively cleared the project for hearing on the condition of incorporating certain conditions of approval. There is currently an issue with numerous cars and trucks double parking on Laurel Street in order to load and unload pallets at the numerous pallet storage yards in the area. However, the improvements proposed for the project site should help to ease this situation, as it is proposing on-site parking and loading areas that currently do not exist. The site also meets or exceeds all on-site parking, loading, fencing, and landscaping area requirements.

Due to the aforementioned factors, staff believes that the applicant has met the burden of proof for a conditional use permit.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Commission. Inspection fees of \$3,000.00 would cover the costs of 15 annual zoning enforcement inspections.

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 200800161, subject to the attached conditions.

SUGGESTED APPROVAL MOTION

I move that the Regional Planning Commission close the public hearing, determine that the project is exempt from the California Environmental Quality Act pursuant to a Class 1 categorical exemption, and **APPROVE** Conditional Use Permit subject to the attached Findings and Conditions of Approval.

Prepared by Tyler Montgomery, Regional Planning Assistant II
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West

Attachments:

Draft Findings
Draft Conditions of Approval
Applicant's Burden of Proof statements
Fire Department letter
Public Works letter
Public Health letter
Site photographs
Site plan

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2008-01959-(2)
CONDITIONAL USE PERMIT NO. 200800161**

1. **ENTITLEMENT REQUESTED.** Pursuant to County Code Part 1 of Chapter 22.56, the applicant, OKI, LLC, is requesting a conditional use permit ("CUP") to authorize the continued operation and maintenance of a pallet assembly and storage yard in an M-1 (Light Manufacturing) zone located within 250 feet of a residential zone. Section 22.44.138 of the County Code—the Florence-Firestone Community Standards District ("CSD requires that, within the M-1 zone, "(a)ll principal business uses, except parking, conducted outside an enclosed structure within 250 feet of a residential zone or sensitive use... shall require a conditional use permit." The operation of a pallet storage and assembly yard was legally established at the site between 1978 and 1980, at which time no permit was required.
2. **HEARING DATE.** September 26, 2012.
3. **PROCEEDINGS BEFORE THE COMMISSION.**
4. **PROJECT DESCRIPTION.** The applicant seeks a CUP to authorize the continued operation and maintenance of a pallet assembly and storage yard located within 250 feet of a residential zone.
5. **LOCATION.** The site is located at 9314 Laurel Street in the Stark Palms Zoned District of unincorporated Los Angeles County. The site is also within the Florence-Firestone CSD.
6. **SITE PLAN DESCRIPTION.** The site plan depicts the pallet storage and assembly yard on a site made up of two parcels of approximately 13,500 square feet (0.31 acres). The applicant would add a paved parking and loading area of approximately 915 square feet, including two standard parking spaces, a handicapped parking space, and a 30-foot by 12-foot loading area, on the northwest corner of the property. A new 180-square-foot office and restroom building would also be located in this area, and a new 790-square-foot landscaped buffer, ten feet in depth, would extend along the Laurel Street frontage to the east. New wrought-iron fences, 12 feet in height, would separate Laurel Street from the property and also separate the parking area from the rest of the site. The remainder of the site would consist of outdoor pallet storage area, three steel sheds (Two 564 square feet and one 420 square feet), and a 348-square-foot steel canopy. The site is surrounded on three sides by an existing corrugated steel fence, 12 feet in height, to the north, south, and west, and is accessed via a 21-foot-wide gated driveway to Laurel Street, to the east. A total of 1,346 square feet of landscaping would be provided on-site.
7. **EXISTING ZONING.** The project site is zoned M-1 (Light Manufacturing).

8. **EXISTING LAND USES.** The project site is developed with a pallet assembly and storage yard.
9. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The subject property is located within the "I" (Major Industrial) classification of the Countywide General Plan Land Use Element. The intent of this land use classification is to provide primarily for industrial uses. The current and proposed use of the site—a pallet assembly and storage yard—is consistent with this land use classification.
10. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The property on which the existing facility is located is zoned M-1(Light Manufacturing). Pallet assembly and storage is a type of light industry permitted in this zone by right. Any outdoor storage of materials is required to be enclosed by a solid fence (County Code Section 22.52.570), and a 12-foot-high solid metal fence is proposed for the perimeter of the site. Section 22.52.640 of the County Code also states that no outdoor materials shall be stored above the height of the screening fence or wall within 10 feet of said fence or wall. The current facility appears to be in compliance with this regulation. There are no required setbacks for the M-1 zone.

Section 22.52.1140 of the County Code delineates parking requirements for industrial uses and states that "there shall be provided a parking space for all vehicles used directly in the conducting of such use and, in addition, not less than one automobile parking space for each two persons employed or intended to be employed on the shift having the largest number of employees." The applicant has indicated that not more than two employees would be on site at any one time. Therefore, only one parking space would be required. The project proposes four (4) parking spaces, one of which would be reserved for the handicapped.

Any industrial use with less than 18,000 square feet of gross floor area is required to maintain one "Type B" loading zone with dimensions of 12 feet by 30 feet (County Code Section 22.52.1084). Such a zone is indicated immediately to the north of the parking area on the northeastern portion of the project site.

Approximately 1,346 square feet of the 13,500 square-foot property (10 percent) is proposed to be landscaped. Outdoor storage uses are required to provide a minimum of one square foot of landscaping outside their screening walls for each foot of street frontage, and no planting area may have a width of less than three (3) feet (County Code Section 22.52.630). The applicant proposes to install a ten-foot-wide landscaped buffer between the fence and the public right-of-way on its eastern property line. Therefore, the project would comply with this requirement.

11. **COMMUNITY STANDARDS DISTRICT COMPLIANCE.** The Florence-Firestone CSD (County Code Section 22.44.138) requires that "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." Staff has drafted a condition of approval

requiring that all graffiti be removed within 24 hours of its occurrence, weather permitting.

The CSD mandates that no outdoor storage be visible to anyone from an adjoining residential zone. This will be added to the recommended conditions of approval to the project. The Florence-Firestone CSD also requires that, within the M-1 zone, "(a)ll principal business uses, except parking, conducted outside an enclosed structure within 250 feet of a residential zone or sensitive use ... shall require a conditional use permit" (County Code Section 22.44.138.D.7.b). Apartment buildings within an R-3 (Limited Multiple Residence) zone are located 20 feet to the west, across a public alley. Because of this, the applicants have applied for a CUP to continue operation of the pallet storage and assembly business.

Also per the requirements of the CSD, 10 percent of the total lot area must be landscaped per Section 22.44.138.D.6.d of the County Code. Approximately 1,346 square feet of the project site is proposed to be landscaped, which equals almost exactly 10 percent

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** As part of the conditional use permit process, the applicant would be required to make improvements to the property, including the addition of off-street parking spaces, a dedicated loading zone, and landscaping. The site currently contains none of these features. The facility would also be required to cover or remove any graffiti on its exterior walls within 24 hours, which is less than the 72 hours currently allowed by the Florence-Firestone CSD.

The facility is located in a primarily industrial area with many other pallet assembly, auto dismantling, and recycling businesses to the north, south, and east. Apartment buildings are located across a public alley to the west. However, the impact of the facility on nearby residences would be lessened by the project's design and proposed conditions of approval. Stacked pallets and equipment would not be visible from adjacent residential properties, as per the requirements of the Florence-Firestone CSD. Vehicles would enter and exit the site from Laurel Street, at a location as far removed from residences as the property will allow. The facility does not propose to have external illumination, and, should any be added in the future, staff's recommended conditions of approval would require it to be shielded and directed away from residential areas and would also prohibit the business from operating after 9:00 pm. These standards would be enforced by biennial inspections of Zoning Enforcement staff, which is likely to result in a better maintained facility than many other industrial uses in the area, which do not require CUPs. In addition, no opposition was received from property owners in the vicinity.

The project would be adequately served by roads, highways, and other utilities in the area, as Fire has cleared the project for public hearing, and Public Works did not submit objections to the proposed design. There is currently an issue with numerous cars and trucks double parking on Laurel Street in order to load and unload pallets at the numerous pallet storage yards in the area. However, the

improvements proposed for the project site should help to ease this situation, as it is proposing on-site parking and loading areas that currently do not exist. The site also meets or exceeds all on-site parking, loading, fencing, and landscaping area requirements.

13. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
14. **PUBLIC COMMENTS.** No public comments were received regarding the project.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

15. The subject property is located within the "I" (Major Industrial) classification of the Countywide General Plan Land Use Element. The intent of this land use classification is to provide primarily for industrial uses. The current and proposed use of the site—a pallet assembly and storage yard—is consistent with this land use classification. Therefore, the proposed use will be consistent with the adopted general plan for the area.
16. Stacked pallets and equipment would not be visible from adjacent residential properties, as per the requirements of the Florence-Firestone CSD. Vehicles would enter and exit the site from Laurel Street, at a location as far removed from residences as the property will allow. The facility does not propose to have external illumination, and, should any be added in the future, staff's recommended conditions of approval would require it to be shielded and directed away from residential areas and would also prohibit the business from operating after 9:00 pm. In addition, no objections have been received from the general public. Therefore, the requested use at the location proposed would not adversely affect persons or properties in the surrounding area.
17. The project complies with all development standards of the Zoning Ordinance and Community Standards District.
18. The project would be adequately served by roads, highways, and other utilities in the area, as Fire, Public Health, and Public Works have tentatively cleared the project for hearing on the condition of incorporating certain conditions of approval. There is currently an issue with numerous cars and trucks double parking on Laurel Street in order to load and unload pallets at the numerous pallet storage yards in the area. However, the improvements proposed for the project site should help to ease this situation, as it is proposing on-site parking and loading areas that currently do not exist. Therefore, the road is sufficient to carry the kind and quantify of traffic generated by patrons of the commercial center.

ENVIRONMENTAL DETERMINATION

19. The project consists of the continuation of an existing use in an existing structure. Therefore, the project qualifies for a Class 1—Existing Facilities—Categorical Exemption and 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.
20. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 15 years.
21. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES:

- A. That the requested use at the location proposed will not:
 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, and loading facilities, landscaping and other development features described in this Ordinance, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

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, Conditional Use Permit No. 201000161 is APPROVED subject to the attached conditions.

Action Date: September 26, 2012

MK:TM
09/20/12

c: Building & Safety, Zoning Enforcement

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. R2008-01959-(2)
CONDITIONAL USE PERMIT NO. 200800161**

PROJECT DESCRIPTION

This grant authorizes the continued operation and maintenance of a pallet assembly and storage yard located within 250 feet of a residential zone. The project is approved as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose and cannot be used until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all conditions of this grant, and until all required fees have been paid pursuant to Condition No. 11. Notwithstanding the foregoing, this Condition No. 2, and Condition Nos. 4, 5, and 6 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 or any other applicable limitations period. The County shall notify the permittee of any claim, action, or proceeding and the County shall fully cooperate 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.
5. 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 make an initial deposit with Regional Planning in the amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or

permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with to Los Angeles County Code Section 2.170.010.

6. This grant shall expire unless used within two (2) years from the date of final approval of the grant by the County. A single, one-year time extension may be requested, in writing and with payment of the applicable fee, before the expiration date.
7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
9. Upon any transfer or lease of the subject property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
10. **This grant shall terminate on August 8, 2027.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue the operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new permit application with Regional Planning prior to the expiration of this permit, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six months prior to the expiration date for this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
11. 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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. **The permittee shall deposit with the County the sum of \$3,000.00.** This deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **15 annual** 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 condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

12. 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 ("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, 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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
13. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
14. All development pursuant to this grant shall conform to the requirements of the County Department of Public Works, the County Fire Department and Fire Warden, and the County Department of Public Health.
15. The subject property shall be developed and maintained in substantial compliance with the plans on file marked Exhibit "A". If changes to the site plan are required as a result of instruction given at the public hearing, a revised Exhibit "A" shall be submitted to Regional Planning within 60 days of the date of final approval of the CUP. In the event that subsequent plans are submitted, the written authorization of the service provider and property owner is necessary.

PROJECT-SPECIFIC CONDITIONS

16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event such extraneous marking occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such marking shall be of a color that matched, as closely as possible, the color of the adjacent surfaces.
17. Within 30 days of the approval date of this grant, the permittee shall submit to the Director for review and approval three (3) copies of revised plans, similar to Exhibit "A" as presented at the public hearing, that depict all project changes required by these conditions of approval, including elevations which depict the dimensions and location of the perimeter fence and canopy structures.
18. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
19. A minimum of 1,346 square feet of landscaping shall be maintained on the project site. Landscaping shall comply with the drought-tolerant landscaping requirements of Section 22.52.2230 of the County Code and shall be maintained in neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.
20. The Permittee shall be required to control on-site vehicle circulation to ensure that vehicles are not queuing in the public right of way and causing a traffic hazard. The Permittee shall comply with the approved Exhibit "A" showing the approved circulation patterns. Vehicles shall wait in designated Queuing Areas only while waiting for weighing, loading and unloading. The Permittee shall stop additional vehicles from entering the site when the Queuing Areas are full and shall direct such vehicles to clear the public right-of-way by utilizing designated street parking or returning at a later time.
21. A minimum of four (4) on-site parking spaces shall be provided and continuously maintained, one of which shall be reserved for the handicapped, and all of which shall be visibly delineated and striped and comply with the design specifications of County Code Section 22.52.1060. Required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile or truck repair, or any other unauthorized uses.

22. A minimum of one "Type B" loading zone with dimensions of 12 feet by 30 feet shall be maintained on the site, subject to the design specifications of County Code Section 22.52.1084.
23. Except for required landscaping, the subject property shall be paved with concrete or an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public right-of-way or adjacent properties. The permittee shall implement a regular program of inspections and repair, as described in the operations plan to prevent potholes, major cracks, and dips
24. Any exterior lighting shall be hooded and directed away from neighboring properties to prevent direct illumination and glare, and shall be turned off within 30 minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting.
25. The permittee shall maintain a 12-foot-high solid fence enclosing all outdoor storage and that meets all design requirements of County Code Section 22.52.610. Said wall shall be finished with a uniform, neutral color, excluding black, which blends with the surrounding terrain. Alternate design may be considered by the Director if practical difficulties or unnecessary hardships exist due to physical conditions or restrictions and such a design is in conformity with the intent and purpose of the Florence-Firestone CSD.
26. Operating hours shall be restricted to between 8:00 a.m. and 9:00 p.m.
27. The permittee may maintain no more than one wall business sign, which must comply with the signage standards of the Florence-Firestone CSD.
28. The use of an outdoor public address system or similar acoustical device is prohibited.
29. Prior to the issuance of building or grading permits, the permittee shall provide evidence on Los Angeles County Fire Flow Form 196 that an available hydrant meets current Los Angeles County Fire Department flow rate standards of 1,500 gallons per minute for two hours to the satisfaction of County Fire, or as otherwise required by said department.
30. Prior to the issuance of building or grading permits, the permittee shall acquire a street plan approval and execute an Agreement to Improve for street improvements to the satisfaction of the Department of Public Works. Said improvements shall include the replacement of the unused southerly driveway with standard curb and gutter improvements and the repair of any improvements damaged during construction, or as otherwise required by Public Works.

31. Prior to the issuance of building or grading permits, the permittee shall make an offer of future dedication of 10 feet from the centerline of the existing alley along the rear property frontage to the satisfaction of the Department of Public Works, or as otherwise required by said department.
32. Prior to the issuance of building permits, the permittee shall obtain an approved grading and drainage plan from the Department of Public Works to provide for the proper distribution of drainage, including contributory drainage from adjacent properties, and to comply with the applicable requirements of the National Pollution Discharge Elimination System (NPDES), Storm Water Management Program (SWMP), Standard Urban Storm Water Mitigation Plan (SUSMP), and the County's Low Impact Development (LID) standards (County Code Section 12.84.460). These requirements shall be completed to the satisfaction of Public Works.

MK:TM
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In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

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

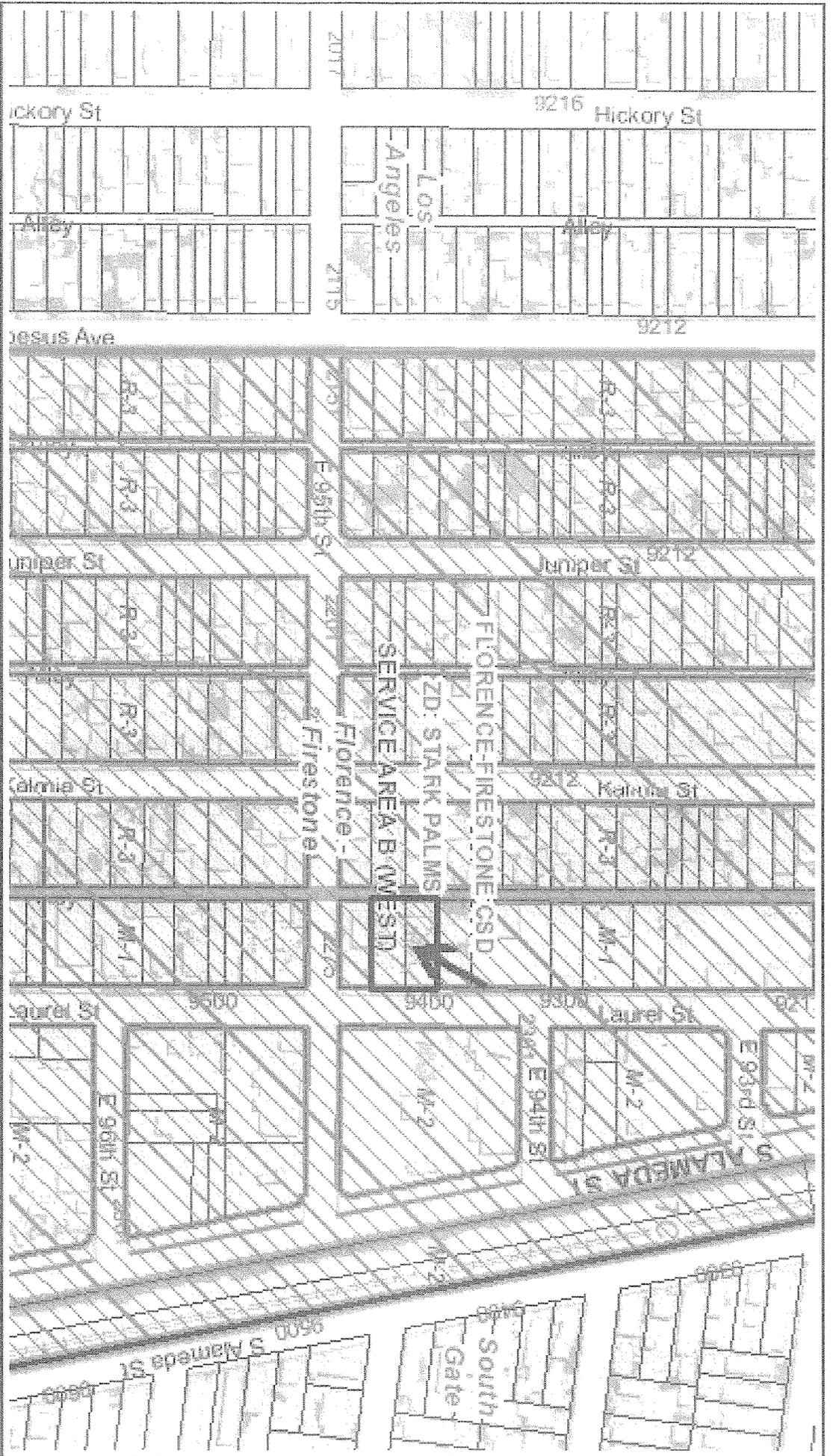
The use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. Napo Galleries require cutting of wood products and utilizing the top of the fence surrounding the property is 12" high. Inclusionary gate. Therefore, any noise made is muffled by the high fence.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed site is adequate in size and shape to accommodate the yards, fences, parking and loading facilities, landscaping and other development features required. The lot is 100 by 135' in addition to the required features, Pat office with table and outside cutting table and utility tables covered by canopy.

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

The property is one block east of the major corridor, Alameda street which has sufficient width and improved to carry the traffic necessary for the business.



R2008-01959

GIS Map

Printed: Sep 20, 2012

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COUNTY OF LOS ANGELES
FIRE DEPARTMENT

R.P
file

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: 04-29-2009

TO: Department of Regional Planning
Permits and Variances

PROJECT #: R2007-~~0111~~ - 03111

LOCATION: 9501 Laurel Street

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is 1500 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 hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments: THIS PROJECT AS SUBMITTED IS CLEARED FOR PUBLIC HEARING.
- Location: Verify 1 existing public hydrant at the SE corner of Laurel St. and 65th St. Provide evidence on LACoFD fire flow form, Form 196 that the hydrant and available flow rate meets the current Fire Department requirements.
- Access: Access as shown on the site plan 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: **CLAUDIA SOIZA**

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

August 8, 2012

TO: Mi kim
Zoning Permits East Section
Department of Regional Planning

Attention Tyler Montgomery

FROM: Steve Burger
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 200800161
PROJECT NO. R2008-01959
9413 LAUREL STREET
ASSESSOR'S MAP BOOK NO. 6046, PAGE 7, PARCEL NOS. 44 AND 45
UNINCORPORATED COUNTY AREA OF FLORENCE/FIRESTONE AREA**

- Public Works recommends approval of this CUP.
- Public Works does NOT recommend approval of this CUP.

We reviewed CUP No. 200800161 in the unincorporated County of Florence/Firestone. The project is for a pallet yard, outside storage and new office.

Prior to Regional Planning's scheduling of a public hearing, the following item need to be addressed, submitted, or shown on the revised site plan:

A. Water

1. Provide Will Serve letter from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the project, and that water service will be provided to each buildings.

For questions regarding the water comment, please contact Tony Khalkhali at (626) 458-4921 or tkhalkh@dpw.lacounty.gov.

B. Building and Safety

1. Existing structures 2, 3, and 4 shown on the site plan are not permitted. Revise the site plan to show these structures are new.
2. Pay rescinding fee to Building and Safety Division, Southwest District Office.

For questions regarding the building and safety comments, please contact Clint Lee at (626) 458-3154 or cllee@dpw.lacounty.gov.

PRIOR TO SCHEDULING A PUBLIC HEARING, AN APPROVAL LETTER FROM PUBLIC WORKS IS REQUIRED. THE FOLLOWING ARE TENTATIVE PUBLIC WORKS REQUIREMENTS.

1. Road

- 1.1 Reconstruct driveway on Laurel Street in accordance with the Americans with Disabilities Act guidelines to the satisfaction of Public Works.
- 1.2 Close the unused southerly driveway along the property frontage on Laurel Street with standard curb, gutter, and sidewalk, to the satisfaction of Public Works.
- 1.3 Repair and replace any improvements damaged during construction to the satisfaction of Public Works.
- 1.4 The existing right-of-way for the alley fronting the rear of the property is 15 feet with a planned right-of-way of 30 feet. Under our current standard we would require an additional 5-foot-wide strip of right-of-way. However, we are granting permission to reduce the planed right-of-way for the alley to 20 feet.
- 1.5 Make an offer of future dedication of 10 feet from the centerline of the alley fronting the rear of the property along the property frontage. 2.5 feet of additional right-of-way is required from the existing property line.
- 1.6 Acquire street plan approval or direct check status before obtaining a grading permit or building permit.

- 1.7 Execute an Agreement to Improve for the street improvements prior to the issuance of a grading or building permit.

For questions regarding the road conditions, please contact Julian Garcia at (626) 458-4921 or jugarcia@dpw.lacounty.gov.

2. Grading

- 2.1 Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
- 2.2 Provide approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/LID plan by the Storm Drain and Hydrology Section of Land Development Division.
- 2.3 Provide approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/LID plan by the Storm Drain and Hydrology Section of Land Development Division.
- 2.4 Provide soil/geology approval of the grading plan from Public Works' Geotechnical and Materials Engineering Division, as applicable.
- 2.5 Obtain all applicable jurisdictional and regulatory permits.

For questions regarding the grading conditions, please contact Julian Garcia at (626) 458-4921 or jugarcia@dpw.lacounty.gov.

3. Drainage

- 3.1 Prior to building permits, per County Code Section 12.84.460 comply with LID requirements in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf
- 3.2 Prior to issuance of building permits, a drainage and grading plan must be approved by the Department of Public Works to: (1) provide for the proper

Mi Kim
August 8, 2012
Page 4

distribution of drainage including contributory drainage from adjoining properties; (2) and comply with NPDES, SWMP, and SUSMP requirements.

For questions regarding the drainage conditions, please contact Chris Sheppard at (626) 458-4921 or csheppard@dpw.lacounty.gov.

4. Building and Safety

4.1 Submit plans to Building and Safety Division, Southwest District office for review and permit issuance.

For questions regarding the building and safety condition, please contact Clint Lee at (626) 458-3154 or cllee@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:tb

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COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH

August 24, 2012

TO: Tyler Montgomery
Zoning Permits West Section
Department of Regional Planning

FROM: Ken Habaradas, REHS 
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2008-01959 / RCUP 200800161
9413 LAUREL STREET, LOS ANGELES

The Department of Public Health (DPH) has reviewed the information provided for the project identified above. The CUP is for the continued use of a pallet storage yard and construction of an office building and restroom.

Potable Water Supply

1. Provide a letter from the local water purveyor stating that it is willing to provide potable water to the proposed project.

For questions regarding potable water requirements, please contact Richard Lavin or Michelle Tsiebos at (626) 430-5420.

Wastewater Disposal

1. Describe the method sewage disposal for the proposed office/restroom building.

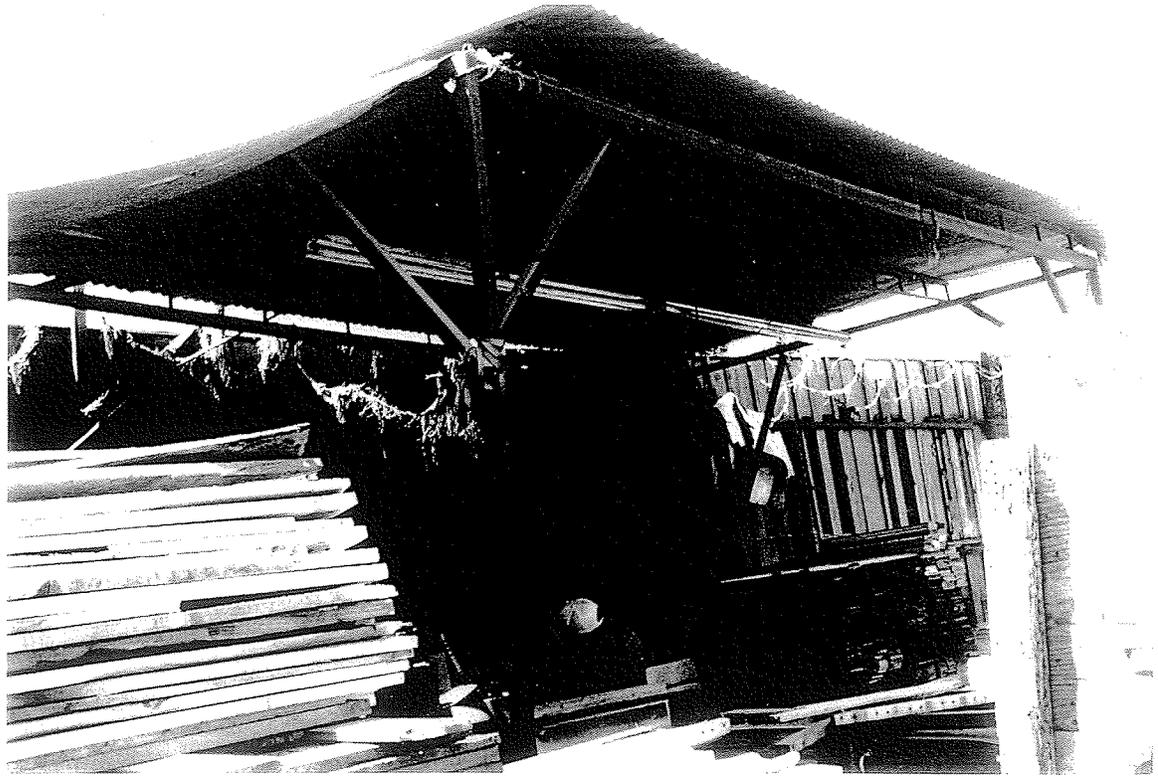
For questions regarding wastewater disposal requirements, please contact Patrick Nejadian at (626) 430-5390.

If you have any other questions or need additional information, please contact me at (626) 430-5382.

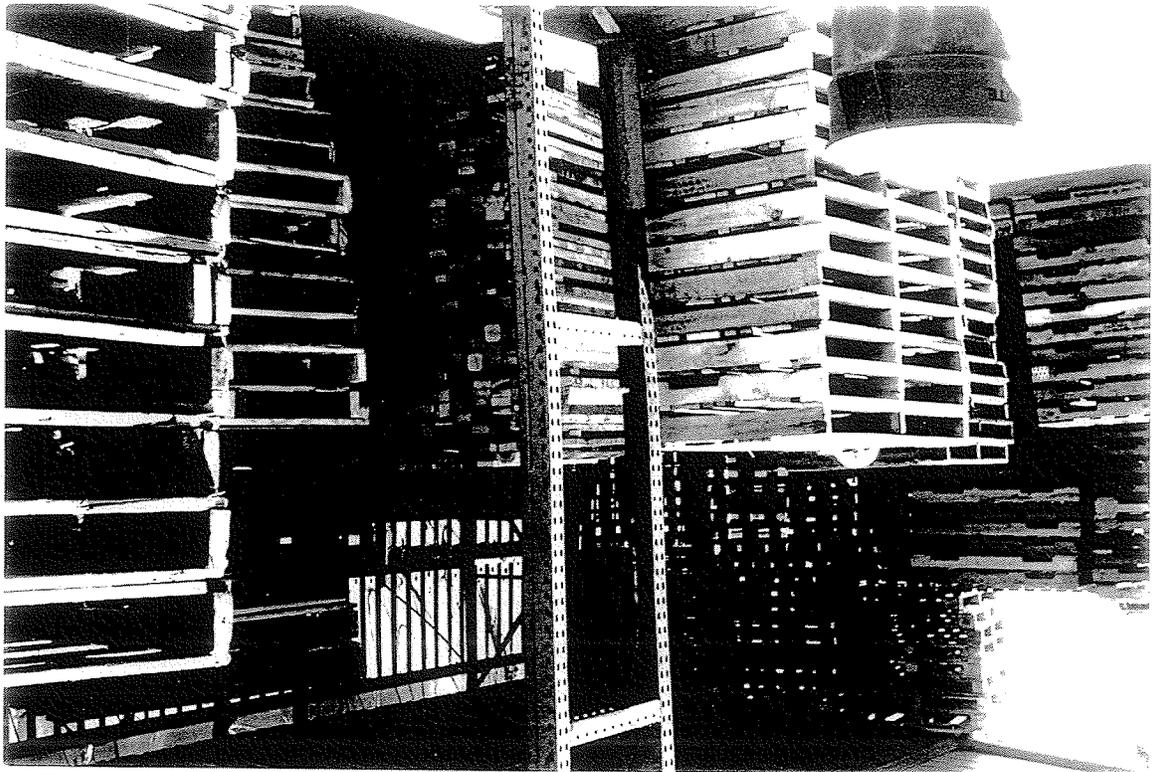
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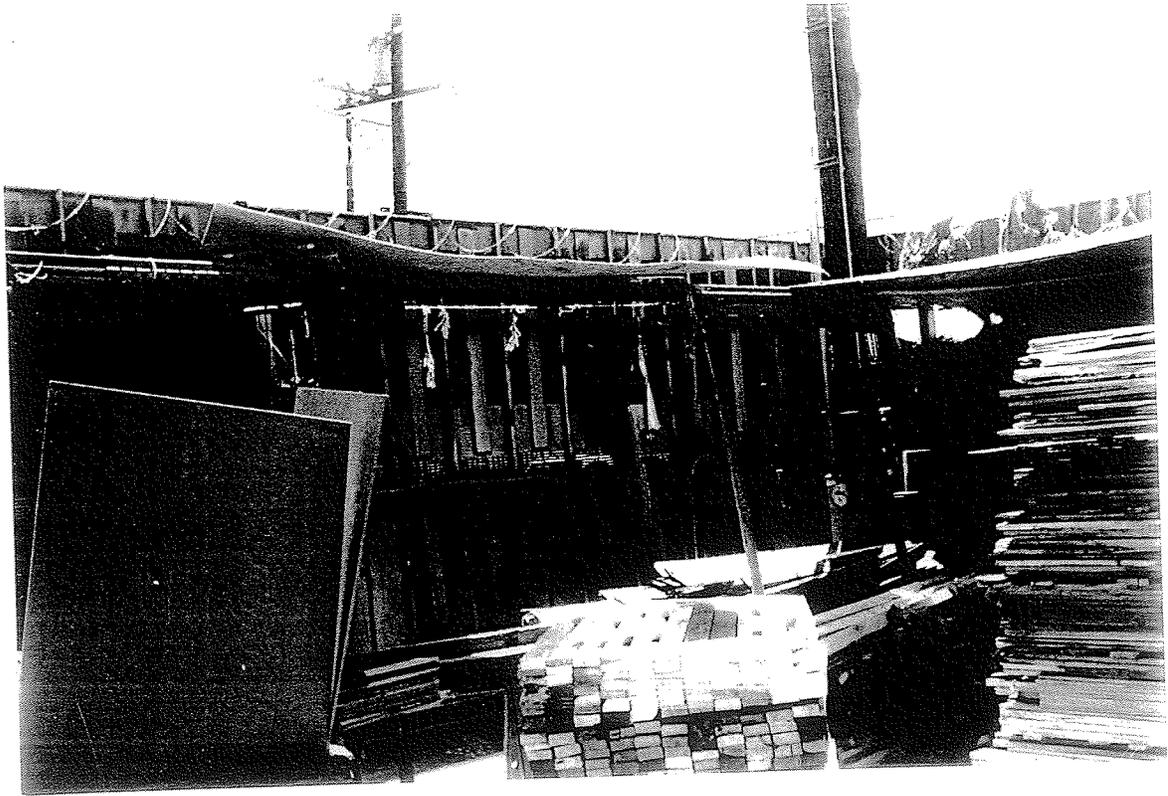




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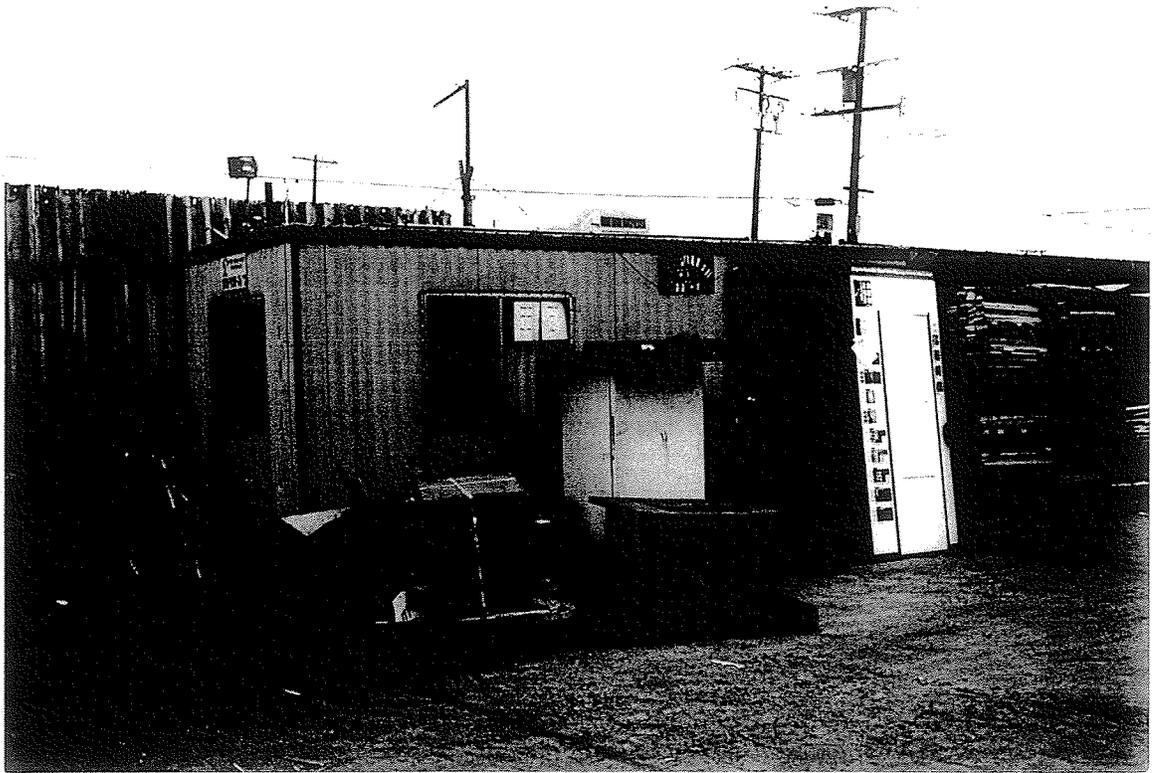
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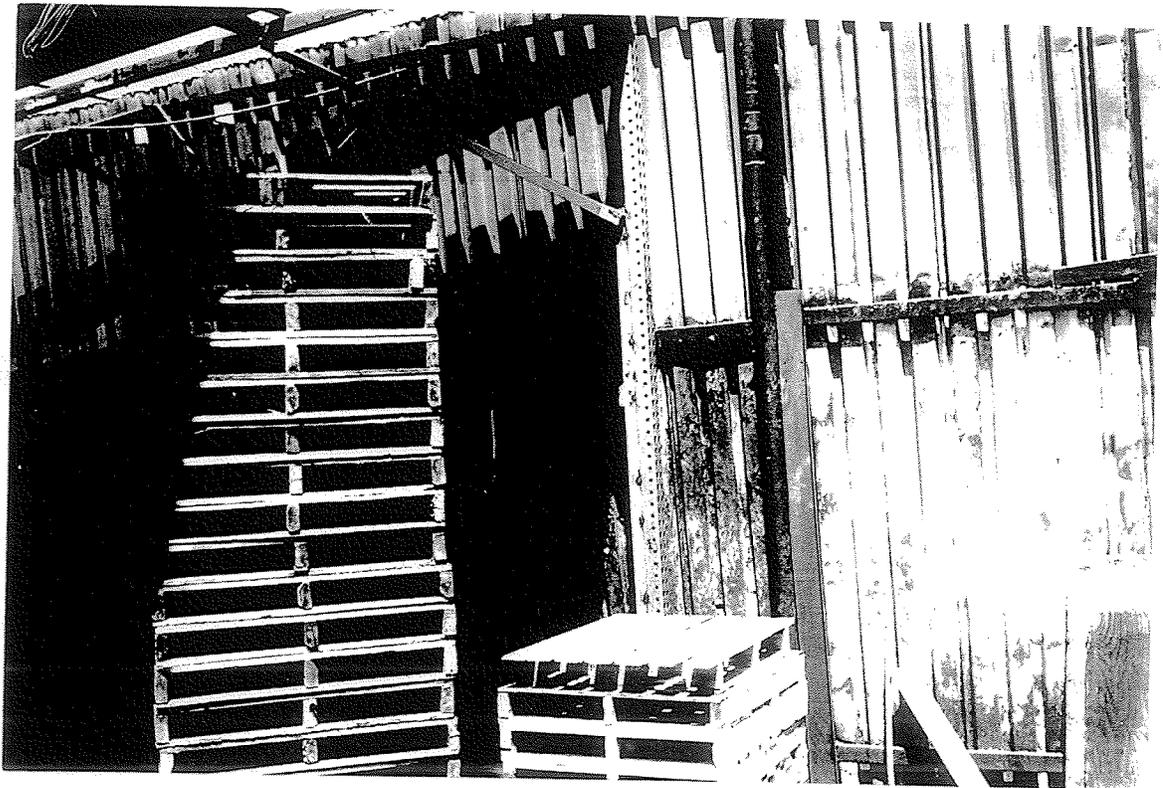
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