

Hearing Officer Transmittal Checklist

Hearing Date
February 18, 2014
Agenda Item No.
4

Project Number: R2011-01587-(1)
Case(s): Parking Permit Case No. 201200005
Planner: Jeantine Nazar

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Project Description
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- _____
- _____
- _____

Reviewed By: 



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER

R2011-01587-(1)

HEARING DATE

February 18, 2013

REQUESTED ENTITLEMENTS

Parking Permit No. 201200005

Environmental Assessment No. 201200159

PROJECT SUMMARY

OWNER / APPLICANT

Robert Norman Felder / Corona Construction.

MAP/EXHIBIT DATE

December 2013

PROJECT OVERVIEW

The applicant is seeking a retroactive Parking Permit in order to obtain a 44 percent reduction in the required parking spaces and provides shared parking for a site developed with industrial and commercial uses in the C-M (Commercial Manufacturing) zone.

LOCATION

1215-1225 S Eastern Avenue, Los Angeles

ACCESS

South Eastern Avenue

ASSESSORS PARCEL NUMBER(S)

5236-010-002, 5236-010-003 and 5236-010-004

SITE AREA

1.04 Acres

GENERAL PLAN / LOCAL PLAN

East Los Angeles Community Plan

ZONED DISTRICT

Eastside Unit No. 1

LAND USE DESIGNATION

C-M (Commercial Manufacturing)

ZONE

C-M (Commercial Manufacturing)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

East Los Angeles Community Standards District

ENVIRONMENTAL DETERMINATION (CEQA)

Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

KEY ISSUES

- Consistency with the Los Angeles County East Los Angeles Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.1020 (Parking Permit Burden of Proof Requirements)
 - 22.28.270 (C-M Zone Development Standards)

CASE PLANNER:

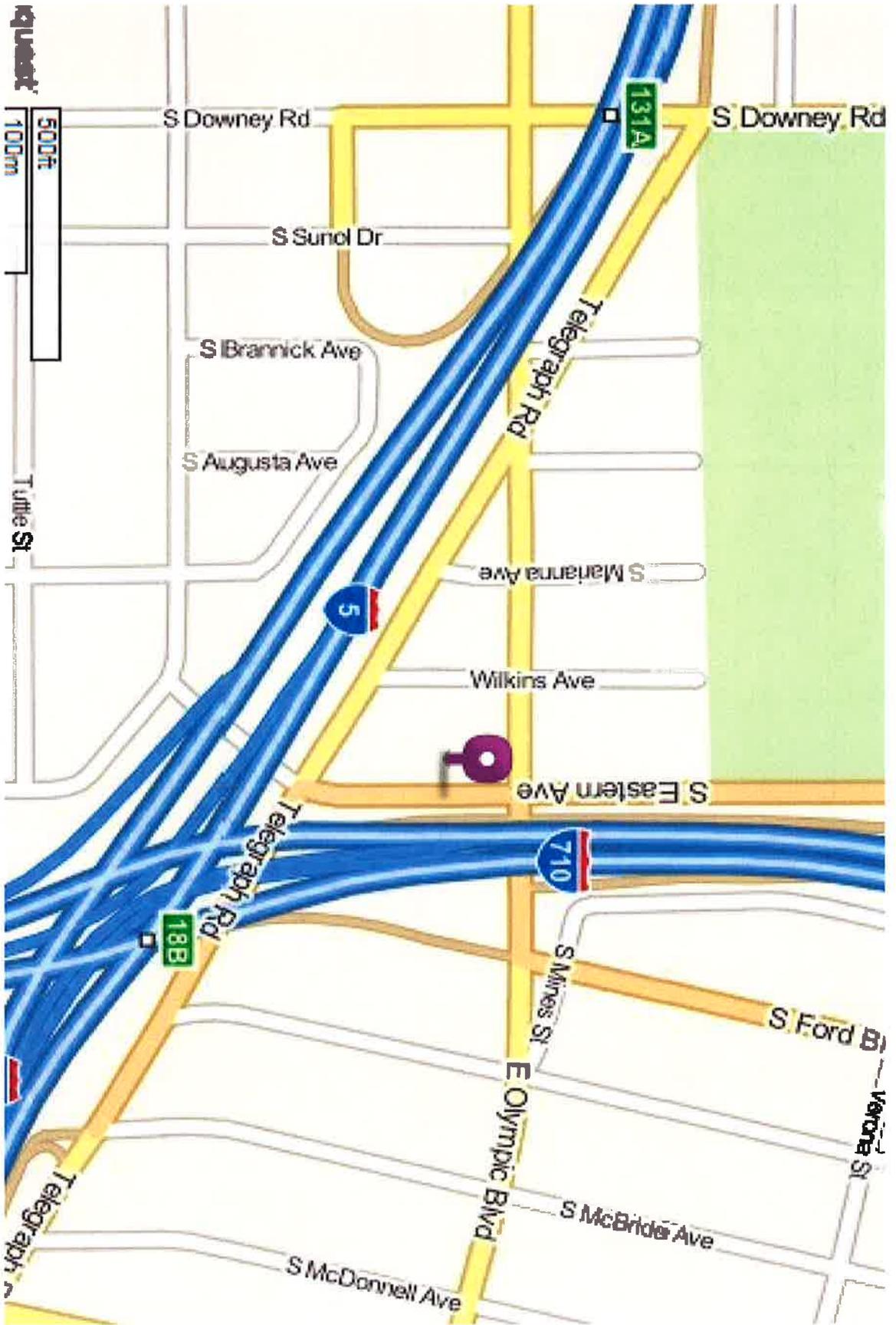
Jeanine Nazar

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1215-1225 South Eastern Avenue, Los Angeles

ENTITLEMENTS REQUESTED

- The applicant is seeking a retroactive Parking Permit in order to obtain a 44 percent reduction in the required parking spaces in the C-M (Commercial Manufacturing) zone, pursuant to County Code Section 22.56.990.

PROJECT DESCRIPTION

The subject project includes two different uses sharing the same parking area. The nature of the use is such that there are not many customers visiting the site. As per the applicant, G M C Quilting and Mattress mostly sells mattresses to furniture stores or other wholesale businesses. The Polo Catering Trucks refurbishes trucks. There are usually one to three trucks on the site and occasionally, customers visit the site.

There are 15 parking spaces provided, including eight (8) standard spaces, six (6) compact spaces, and one (1) reserved for handicapped accessible while a total of 27 are required, which includes 10 parking spaces for Polo Catering and 17 spaces for the Mattress store. The parking access is on Eastern Avenue through two separate driveways for ingress and egress. The parking plan includes a loading area Type B.

The hours of operation for both businesses are from 8:00 am to 5:00 pm. The existing industrial and commercial uses do not invite many customers. The existing 15 parking spaces, which include eight standard spaces, six compact spaces and one handicapped accessible, provide the necessary parking.

SITE PLAN DESCRIPTION

The subject site contains three separate buildings with common walls. The first building was originally developed in 1969 and consists of a 2,610 square-foot aluminum assembly and a pre-manufacturing business known as Polo Catering Trucks located at 1225 S Eastern Ave. The second building was developed in 1974 consisting of 3,000 square feet of mattress assembly and retail business known as G M C Quilting and Mattress Inc. The third building is interconnected with the second building and consists of a 3,000 square-foot improvement, developed in 1982. It contains workshop areas for mattress assembly, an office, an employee lunch room, and storage spaces. The existing buildings include mezzanines of approximately 3,700 square feet in floor area. The parking calculation is based on the floor area of the existing commercial, light-manufacturing, office and storage uses.

EXISTING ZONING

The subject property is zoned C-M (Commercial Manufacturing) and within the East Los Angeles Community Standards District.

Surrounding properties are zoned as follows:

- North: C-M (Commercial Manufacturing)
- South: C-M (Commercial Manufacturing)
- East: 710 freeway
- West: C-M (Commercial Manufacturing)

EXISTING LAND USES

The subject property is developed with commercial and industrial uses consisting of a mattress assembly and retail sales and aluminum assembly, pre-manufacturing business.

Surrounding properties within a 500-foot radius are developed with residential, commercial and industrial sites. The immediate surroundings of the subject property are developed as follows:

North: Commercial
South: Commercial
East: 710 freeway
West: Duplexes

PREVIOUS CASES/ZONING HISTORY

PP11160- Approved a freeway sign on July 31, 1961.

PP201101220-Request to legalize a 600 square-foot storage (mezzanines).

PP201301234-Approved an existing wall sign located at 1215 S Eastern Ave.

The status of the existing outdoor advertising sign is active/nonconforming under State Permit No 18303. According to the State records the sign area is 1,200 square feet (20x60), illuminated and 40 feet above the ground level.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualify for a Categorical Exemption (Class 5 Exemption, Alterations in Land Use Limitations) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project consists of a parking permit request for a 44 percent reduction in the number of parking spaces. There are no improvements or additions to the existing project and the existing light-industrial and retail businesses have been in operation respectively since 2005 and 2006. Therefore, staff recommends that the Hearing Officer determines that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the C-M (Commercial Manufacturing) land use category of the East Los Angeles Community Plan. This designation is intended for areas containing businesses mixed with small warehousing, light-manufacturing, assembly plants, wholesaling, and other uses that do not generate large amounts of traffic, noises, congestion or odors. The existing light-manufacturing and retail sales are consistent with this land use designation, and therefore, consistent with the permitted uses of the underlying land use category.

The following policies of the East Los Angeles Community Plan, Circulation and Transportation Element, are applicable to the proposed project:

- Encourage and assist, where possible, the development of parking areas for businesses that fill a substantial need and do not significantly disrupt surrounding residential areas.

The existing site contains 5,280 square feet of parking area and has 15 parking spaces. There are three duplexes to the immediate west of the subject property, which are accessed through Wilkins Avenue. Therefore, the traffic generated by the existing use on Eastern Avenue, would not disturb surrounding residential areas.

- Encourage existing commercial uses to provide common parking areas, improve automobile and truck access, and to establish attractive and unifying architectural elements and themes.

The subject project includes two different uses sharing a common parking.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.28.230.N.1 of the County Code, aluminum assembly and manufacturing and mattress sales are a permitted use in the C-M zone. Further, Section 22.28.230.B.1 defines the assembly and manufacturing of supplies from previously prepared materials. In addition, the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity and motors exceeding one horse power capacity that are used to operate lathes, drill presses, grinders or metal cutters are excluded.

Outside Display

Pursuant to Section 22.28.270.D establishments in the C-M Zone are subject to the following development standards:

Mattress sales and aluminum assembly operations shall be conducted within an entirely enclosed building, unless outside storage is at the rear of the lot or parcel, and is incidental to the permitted use. However, the subject property does not have an open rear area. Staff included a condition stating that there is no outside storage permitted on the subject property.

Lot Coverage and Landscaping

Pursuant to Section 22.28.270.A the maximum lot coverage shall not exceed 90 percent of the net area with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. The existing site includes landscape planters and palm trees along the building line on Eastern Avenue. Currently, only one percent of the net area is landscaped with lawn, plants and palm trees and does not meet the 10 percent landscaping requirement. The lot coverage for the Polo Catering Trucks is 51.78 percent and for the G M C Quilting and Mattress Inc 59.52 percent.

Parking Analysis

Pursuant to Code Section 22.52.1100, one automobile parking space is required for each 250 square feet of floor area of any commercial building or structure plus adequate access. Further, offices within an industrial building require one parking space for each 400 square feet of floor area. Provisions of Section 22.52.1140 indicate that two persons employed or intended to be employed on the shift having the largest number of employees, or each 500 square feet of floor area of the building used for an industrial use, whichever is the larger.

The subject project includes a mattress store and an aluminum assembly manufacturing business. The mattress store includes approximately a total of 378 square feet of retail, requiring two parking spaces ($378/250=2$), 230 square feet of office use, requiring one parking space ($230/400=1$), and 6768 square feet of storage/work area, requiring 14 parking spaces ($6768/500=14$). Therefore, based on the parking calculation a total of 17 parking spaces are required for the mattress store. El Polo Truck's business includes 307 square feet of office space, requiring one parking space ($307/400=1$), and 4025 square feet of storage work area, requiring nine parking spaces ($4025/500=9$), therefore a total of 10 parking spaces are required. The total parking spaces required is 27 and 15 are provided. This is a reduction of 44 percent.

As per the owner, customers occasionally visit the existing businesses. There are a total of 9 employees working at this location. Both businesses are family owned and the business owners carpool to work. Therefore, staff believes that a parking reduction would be appropriate.

Furthermore, the provisions of Code Section 22.52.1060 provide the development standards for parking facilities as follows:

Paving- Where access to a parking space or spaces is from a highway, street or alley which is paved with asphaltic or concrete surfacing, such parking area, as well as the maneuvering

areas and driveways uses for access shall be paved. The existing site is paved and complies with the requirement.

Striping- Each parking space shall be clearly labeled with paint or other similar distinguishable material. Currently the parking is not striped. Staff included a condition requesting that the parking spaces be striped.

Walls- Where parking facilities are not located adjacent to residential or agricultural zones and such facilities abut to the front lot lines, a solid masonry wall not to exceed six feet in height, shall be established.

The parking is surrounded by a three (3)-foot-high chain-link fence on top of a 6-foot-high block wall and complies with the requirement.

Loading Areas- Pursuant to Section 22.52.1083 every nonresidential use shall provide and maintain on-site loading and unloading space. The subject property use is light-industrial and the total floor area is less than 18,000 square feet, therefore the applicant shall provide one Type B loading space. Staff included a condition to comply with this requirement.

Site Visit and Business Operations

Staff visited the site on November 21, 2013. The subject site contains a metal assembly store, which specializes in replacing the aluminum parts of lunch/catering trucks, as well as a mattress assembly and retail store. There is a billboard on the premises. Staff requested that the applicant provide permits allowing the operation of the billboard at this location. Parking is not striped on the site. There is an iron fence in the parking area, which would be removed to meet the proposed parking setback. Staff requested that the applicant revise the plans to include loading areas, trash and recycling, as well as employee parking. To this date, staff has not received revised plans depicting the loading area, per code standards. Staff included a condition requesting revised plans. Both businesses are open during weekdays from 8:00 am to 5:00 pm. There are six employees working for the G M C Quilting and Mattress Inc and three employees working for the Polo Catering Trucks. Both businesses are managed by family members.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.1020 of the Los Angeles County Code as such:

A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52 because:

1. The age and/or physical condition of the residents is such that the use of automobile is unlikely, or
2. The nature of the use is such that there is a reduced occupancy, or
3. The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration, or
4. Sufficient land area is reserved or an alternative arrangement is approved to insure that the parking requirements may be complied with should the use, occupancy, or transportation program change. Such reservation or alternative may be waived for certain senior citizen and handicapped person housing developments

where the director finds that it is unnecessary because of the anticipated permanent nature of such use. If required, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed;

B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces because:

1. Uses sharing parking facilities operate at different times of the day or days of the week, or
2. Parking facilities using tandem spaces will employ valets or will utilize other means to insure a workable plan, or
3. Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces;

C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking spaces will provide the required parking for uses because:

1. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use, or
2. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces, or
3. Such transitional lots are designed to minimize adverse effects on surrounding properties, or
4. Uncovered parking for low and moderate income residential developments will be appropriately screened and compatible with the surrounding neighborhood;

D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property;

E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this Title 22.

The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff has received comments from Public Works on November 26, 2013, Public Health on July 19, 2013 and Fire Department on July 11, 2013 all recommending approval.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

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

PUBLIC COMMENTS

Staff has received one call opposing the project. The opponent did not provide the contact information.

FEES/DEPOSITS

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

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2011-01587 and Parking Permit No 201200005, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE PARKING PERMIT NUMBER 201200005 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Jeantine Nazar, Assistant Regional Planner, Zoning Permits East Section
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

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

MM:JN

January 29, 2014

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2011-01587 (1)
PARKING PERMIT NO. 201200005**

1. **ENTITLEMENT REQUESTED.** The applicant, Corona Construction, is seeking a retroactive Parking Permit in order to obtain a 44 percent reduction in the required parking spaces in the C-M (Commercial Manufacturing) zone. Pursuant to County Code Section 22.56.990 a parking permit is required as an alternative to parking requirements in Part 11, Chapter 22.52 in the event such use does not have the need for such requirements.
2. **HEARING DATE: February 18, 2014**
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *To be inserted after the public hearing to reflect hearing proceedings.*
4. **PROJECT DESCRIPTION.** The subject project includes two different uses sharing the same parking area. The nature of the use is such that there are not many customers visiting the site. As per the applicant, G M C Quilting and Mattress mostly sells mattresses to furniture stores or other wholesale businesses. The Polo Catering Trucks refurbishes trucks. There are usually one to three trucks on the site and occasionally, customers visit the site.

There are 15 parking spaces provided, including eight (8) standard spaces, six (6) compact spaces, and one (1) reserved for handicapped accessible while a total of 27 are required, which includes 10 parking spaces for Polo Catering and 17 spaces for the Mattress store. The parking access is on Eastern Avenue through two separate driveways for ingress and egress. The parking plan includes a loading area Type B.

The hours of operation for both businesses are from 8:00 am to 5:00 pm. The existing industrial and commercial uses do not invite many customers. The existing 16 parking spaces, which include eight standard spaces, seven compact spaces and one handicapped accessible, provide the necessary parking.

5. **SITE PLAN-** The subject site contains three separate buildings with common walls. The first building was originally developed in 1969 and consists of a 2,610 square-foot aluminum assembly and a pre-manufacturing business known as Polo Catering Trucks located at 1225 S Eastern Ave. The second building was developed in 1974 consisting of 3,000 square feet of mattress assembly and sales business known as G M C Quilting and Mattress Inc. The third building is interconnected with the second building and consists of a 3,000 square-foot improvement, developed in 1982. It contains workshop areas for mattress assembly, an office, an employee lunch room, and storage spaces. The existing buildings include mezzanines of approximately 3,700 square feet in floor area.
6. **LOCATION.** The subject property is located at 1215-1225 South Eastern Avenue. According to the Los Angeles County Tax Assessor records, the subject site includes the following three separate addresses and Assessor Parcel Numbers: 1215 South Eastern Avenue (APN: 5236-010-002), 1219 South Eastern Avenue (APN: 5236-010-003) 1225 S. Eastern Avenue (APN: 5236-010-004) in the Eastside Unit Number 1 Zoned District in the community of East Los Angeles.

7. **EXISTING ZONING.**

The subject property is zoned C-M (Commercial Manufacturing) and within the East Los Angeles Community Standards District ("CSD").

Surrounding properties are zoned as follows:

North: C-M (Commercial Manufacturing)
South: C-M (Commercial Manufacturing)
East: 710 freeway
West: C-M (Commercial Manufacturing)

8. **EXISTING LAND USES.**

The subject property is developed with commercial and industrial uses consisting of a mattress assembly and retail sales and aluminum assembly, pre-manufacturing business.

Surrounding properties within a 500-foot radius are developed with residential, commercial and industrial sites. The immediate surroundings of the subject property are developed as follows:

North: Commercial
South: Commercial
East: 710 freeway
West: Duplexes

9. **PREVIOUS CASES/ZONING HISTORY**

PP11160- Approved a freeway sign on July 31, 1961.
PP201101220-Request to legalize a 600 square-foot storage (mezzanine).
PP201301234-Approved an existing wall sign located at 1215 S Eastern Ave:
18303-State Permit approved a 40-foot-high nonconforming advertising billboard

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY**

The project site is located within the C-M (Commercial Manufacturing) land use category of the East Los Angeles Community Plan. This designation is intended for areas containing businesses mixed with small warehousing, light-manufacturing, assembly plants, wholesaling, and other uses that do not generate large amounts of traffic, noises, congestion or odors. The existing light-manufacturing and retail sales are consistent with this land use designation, and therefore consistent with the permitted uses of the underlying land use category.

The following policies of the East Los Angeles Community Plan, Circulation and Transportation Element, are applicable to the proposed project:

- a. Encourage and assist, where possible, the development of parking areas for businesses that fill a substantial need and do not significantly disrupt surrounding residential areas.

The existing site contains 5,280 square feet in parking area and includes 15 parking spaces. There are three duplexes to the immediate west of the subject property, which are accessed through Wilkins Avenue. Therefore, the traffic generated by the existing use on Eastern Avenue, would not disturb surrounding residential areas.

- b. Encourage existing commercial uses to provide common parking areas, improve automobile and truck access, and to establish attractive and unifying architectural elements and themes.

The subject project includes two different uses sharing a common parking. Each business includes a separate loading area.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE**

Pursuant to Section 22.28.230.N.1 of the County Code, aluminum assembly and manufacturing and mattress sales are a permitted use in the C-M zone. Further, Section 22.28.230.B.1 defines the assembly and manufacturing of supplies from previously prepared materials. In addition, the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity and motors exceeding one horse power capacity that are used to operate lathes, drill presses, grinders or metal cutters are excluded. Pursuant to Section 22.28.270 establishments in the C-M Zone are subject to the following development standards:

- a. Mattress sales and aluminum assembly operations shall be conducted within an entirely enclosed building, unless outside storage is at the rear of the lot or parcel, and is incidental to the permitted use. However, the subject property does not have an open rear area. Staff included a condition stating that there is no outside storage permitted on the subject property.
- b. Maximum lot coverage shall not exceed 90 percent of the net area with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. The existing site includes landscape planters, and palm trees along the building line and Eastern Avenue. Currently, only one percent of the net area is landscaped with lawn, plants and palm trees and does not meet the 10 percent landscaping requirement. The lot coverage for the Polo Catering Trucks is 51.78 percent and for the Mattress sell and storage 59.52 percent.
- c. Pursuant to Code Section 22.52.1100, one automobile parking space is required for each 250 square feet of floor area of any commercial building or structure plus adequate access. Further, this Section requires one automobile parking space for each 400 square feet of floor area for a professional office use. Provisions of Section 22.52.1140 indicate that two persons employed or intended to be employed on the shift having the largest number of employees, or each 500 square feet of floor area of the building used for an industrial use, whichever is the larger. The project calculation on the site plan depicts a total of 27 parking spaces are required and 15 are provided. This is a reduction of 44 percent.

Paving- Where access to a parking space or spaces is from a highway, street or alley which is paved with asphaltic or concrete surfacing, such parking area, as well as the maneuvering areas and driveways uses for access shall meet the following requirement:

- Concrete surfacing to a minimum thickness of three and one-half inches, with expansion joints as necessary; or
- Asphalt surfacing, rolled to a smooth, hard surface having a minimum thickness of one and one-half inches after compaction, and laid over a base of crushed

rock, gravel or other similar material compacted to a minimum thickness of four inches.

- DPW approval required for alternative surface materials. See 22.52.1060 for details.

Striping- Currently the existing parking area is not striped.

Walls- Where parking facilities are not located adjacent to residential or agricultural zones and such facilities abut to the front lot lines, a solid masonry wall not to exceed six feet in height. The parking is surrounded by a three (3)-foot-high chain-link fence on top of a 6-foot-high block wall.

Loading Area-There is no loading area on the premises.

12. Staff visited the site on November 21, 2013. The subject site contains a metal assembly store, which specializes in replacing the aluminum parts of lunch/catering trucks, as well as a mattress assembly and retail store. There is a 40-foot-high billboard on the premises with an active State license. There is no striped parking on the site. There is an iron fence in the parking area, which would be removed to meet the proposed parking setback. Both businesses are open during weekdays from 8:00 am to 5:00 pm. There are six employees working for the G M C Quilting and Mattress Inc and three employees working for the Polo Catering Trucks. Both businesses are managed by family members.
13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Department of Public Works on November 26, 2013, Public Health on July 19, 2013 and Fire Department on July 11, 2013 are recommending approval.
14. **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.
15. **PUBLIC COMMENTS.** Staff has not received any comments from the public regarding this case.

PARKING PERMIT SPECIFIC FINDINGS

16. The subject project includes two different uses sharing the same parking area. The nature of the use is such that there are not many customers visiting the site. As per the applicant, G M C Quilting and Mattress mostly sells mattresses to furniture stores or other wholesale businesses. The Polo Catering Trucks refurbishes trucks. There are usually one to three trucks on the site and occasionally, customers visit the site.

Therefore, the nature of the use is such that there is a reduced occupancy.

17. The existing businesses are managed by families who carpool to work.

Therefore, the business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile such as a car pool program.

18. The existing businesses on the subject project use shared parking. The hours of operation for both businesses are from 8:00 am to 5:00 pm. The existing industrial and commercial

uses do not invite many customers. The existing 15 parking spaces, which include eight standard spaces, six compact spaces and one handicapped accessible, provide the necessary parking.

Therefore, there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces.

19. The project site is accessed through Eastern Avenue. The traffic generated by the subject site would not increase the traffic flow and increase congestion on Eastern Avenue. The shared parking contributes to providing on-site parking spaces.

Therefore, the requested parking permit at the location will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property;

20. The shared parking allows the on-site parking facility to meet the 26 feet backup standard and provides standard, compact and handicapped accessible parking spaces complying with the code standards.

Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this Title 22.

ENVIRONMENTAL DETERMINATION

The Hearing Officer determines that the project is Categorically Exempt, Class 5 - Minor Alterations in Land Use Limitations under the California Environmental Quality Act reporting requirements. The proposed project provides shared parking with 15 parking spaces while 27 are required.

Therefore, the project qualifies as a Categorical Exemption (Class 5) 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.

21. The Hearing Officer determines that in the event that the existing uses change, the applicant shall contact Regional Planning to determine whether a new permit is necessary to meet the Title 22 requirements.
22. **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 East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That there will be no need for the number of vehicle parking spaces required by Part 11 of Chapter 22.52; and
- B. The nature of the use is such that there is a reduced occupancy, and

- C. That there will be no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces; and
- D. The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration; and
- E. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property; and
- F. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Parking Permit as set forth in Section 22.56.1060 of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer determines that the project is exempt from the California Environmental Quality Act pursuant to the Class 5 – Alterations in Land Use Limitations categorical exemption.
2. In view of the findings of fact and conclusions presented above, Parking Permit Number 201200005 is Approved subject to the attached conditions.

MM : JN

December 9, 2013

c: Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2011-01587-(1)
PARKING PERMIT NO. 201200005**

PROJECT DESCRIPTION

The project is a request for a Parking Permit in order to obtain a 44 percent reduction in the required parking spaces in the C-M (Commercial Manufacturing) zone subject to 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 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 of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, 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 promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably 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 reasonably 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 up to \$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 according to County Code Section 2.170.010.

6. 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.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the 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.
8. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. 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.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. 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 **\$1,600.00**. The 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 **eight (8) 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 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.

11. 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 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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code 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 of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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 notification 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.

17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval or by April 18, 2014.
18. In the event that subsequent revisions to the approved Exhibit "A" 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(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS - PARKING PERMIT

19. The permittee shall provide shared parking as required by the County Code, calculated at a parking ratio of 44 percent. If the permittee changes the operation of mattress assembly/retail sales and the aluminum assembly uses so as to require less parking than the minimum requirement, the permittee shall submit an application for a Revised Exhibit "A" within 90 days of such occurrence.
20. If the retail/light manufacturing uses substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee

shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

PROJECT SITE SPECIFIC CONDITIONS

21. This grant shall authorize a shared parking for a total of 15 parking spaces while 27 are required, which would allow a 44 percent reduction in the number of parking spaces for retail and light-manufacturing uses.
22. The parking specifications shall comply with Section 22.52.1060 requirements.
23. Each parking space shall be clearly labeled with paint or other similar distinguishable material. The parking shall be striped.
24. No outside storage is allowed on the premises. All business operations shall be conducted within the entirely enclosed buildings.
25. The subject parking area shall be surrounded by a solid masonry wall not to exceed 6-feet in height.
26. The permittee shall maintain a loading area Type B as depicted on Exhibit "A"
27. The permittee shall comply with all conditions set forth in the attached Public Works letter dated November 26, 2013, Public Health letter dated July 19, 2013 and Fire Department letter dated July 11, 2013.

Attachments:

Fire/Public Works/Public Health Department Letters



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>

GAIL FARBER, Director

November 26, 2013

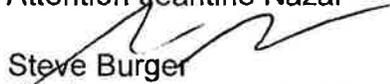
ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **LD-2**

TO: Maria Masis
Zoning Permits East Section
Department of Regional Planning

Attention Jeantine Nazar

FROM: 
Steve Burger
Land Development Division
Department of Public Works

**PARKING PERMIT (PKP) NO. 201200005
PROJECT NO. R2011-01587-(1)
1225, 1219, AND 1215 SOUTH EASTERN AVENUE
ASSESSOR'S MAP BOOK NO. 5236, PAGE 10, PARCEL NOS. 2, 3, AND 4
UNINCORPORATED COUNTY AREA OF EAST LOS ANGELES**

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

We reviewed PKP No. 201200005 in the unincorporated County area of East Los Angeles. The project is for the reduction of required parking for an existing 6,000-square-foot retail mattress store and an existing 2,610-square-foot store that handles the sale, installation, and/or assembly of aluminum products and premanufactured kitchen appliances. The permit is to reduce the required 35 (24 for retail store and 11 for retail/manufacturing business) parking spaces to a proposed 17 parking spaces (including 1 handicap parking space).

There are no right-of-way acquisitions or road improvements to be imposed under the provisions of the Zoning Ordinance per Section 22.48.280. Therefore, we recommend approval of the PKP without any Public Works conditions.

If you have any questions or require additional information, please contact Ruben Cruz, rcruz@dpw.lacounty.gov, or Teni Mardirosian, tmardirosian@dpw.lacounty.gov, of Public Works' Land Development Division at (626) 458-4910.

TM:tb

P:\dpub\SUBP\CHECK\Plan Check\Zoning\Parking Permits\PKP 201200005\PKP 201200005 1215 South Eastern Avenue, Draft approval Memo.docx



COUNTY OF LOS ANGELES FIRE DEPARTMENT

Fire Prevention Division – Land Development Unit

5823 Rickenbacker Road

Commerce, California 90040-3027

Office (323) 890-4243 Fax (323) 890-9783

DATE: July 11, 2013

SITE PLAN DATE: 11/06/12

TO: Department of Regional Planning
Zoning Permits - Jeantine Nazar

PROJECT #: PKP R2011-01587

LOCATION: 1225, 1219 & 1215 Eastern Avenue, Los Angeles

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is _____ gallons per minute for _____ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- All fire hydrants shall be 6" X 4" X 2 1/2" and conform to AWWA C503-75 or approved equal standard. 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.
- Install _____ public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
Provide Fire Flow Test for _____ existing public fire hydrant(s).
Provide Fire Flow Test for _____ existing on-site fire hydrant(s).

Water:

Access:

Conditions for Approval:

Comments: The proposed project is "cleared" to proceed to public hearing.

All fire protection facilities, including water and 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: *Wally Collins*



COUNTY OF LOS ANGELES
Public Health



BOARD OF SUPERVISORS

- Gloria Molina
First District
- Mark Ridley-Thomas
Second District
- Zev Yaroslavsky
Third District
- Don Knabe
Fourth District
- Michael D. Antonovich
Fifth District

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

CYNTHIA A. HARDING, M.P.H.
Acting Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

MICHELLE TSIEBOS, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016

July 19, 2013

TO: Jeantine Nazar
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, REHS (M.T.)
Environmental Health Division
Department of Public Health

**SUBJECT: CUP CONSULTATION
PROJECT NO. R2011-01587/ PKP 201200005
1215 East Eastern Ave, East Los Angeles**

- Public Health recommends approval of this CUP.
- Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health- Environmental Health Division has reviewed the information provided for the project identified above. The CUP is to obtain a parking permit for two commercial facilities, a mattress store and an aluminum product assembly store. The Department does not have any objection.

For any questions please contact me at (626) 430-5382.



PARKING PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.1020, the applicant shall substantiate the following:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages.)

A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52.

WE DONT NEED MORE PARKING SPACES
 WE USE THIS FACILITY FOR THE PAST
 10 YEARS W/ THE SAME TENENT AND
 WILL HAVE THE SAME TENENT

B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces.

IS A EXISTING BUSSINES AND IT WILL BE
 THE SAME OCCUPANCY

C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking lots will provide the required parking for uses.

WE DON LEASE NEER TO PARKING FACILITIES

D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property.

WE HAVZ OUR OWN PARKING ONLY FOR
 TWO BUSSINES IN THIS PROPERTI AND
 IT WILL NOT MAKE CONGESTION IN TRAFIC. I BEN
 FINE FOR THE LAST 20 YEAR

E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this ordinance.

THIS FACILITY AND THE PARKING IS ACOMODATE
 FOR OUR BUSSINES AND TO FUNCION THE
 BUSSINES WE DONT NEED CHANGES IN THE
 PARKING LOT.

G M C QUILTING & MATTRESS INC

June 14, 2012

Project Narrative for G M C Quilting and mattress Inc:

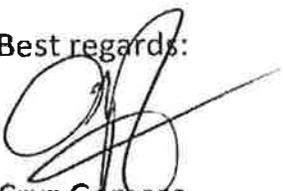
The purpose of this project narrative is to clarify the nature of our business at G M C Quilting and Mattress Inc. 1215 S Easter Ave. We are a small business in which one only are family workers, that was established since 2001 in the Los Angeles county, we are at present address since September 2006 and we established to much clients through the years that we are at present address.

The purpose our business is assembling mattress form pre manufacture supplies that we buy from some others companies, and we have to many clients that we made trough the years .

At G M C Quilting & Mattress we sell mattresses, since we start at this address in September 2006, our property complied with the Zone C-M requirements. And also we had paid our business California and Federal taxes and Los Angeles property taxes .

If you need more information regarding this matter don't hesitate to contact us .

Best regards:



Cruz Gamero

POLO'S Mobile Catering Sales MFG; Inc.

May 29, 2012

Project Narrative for Polo's Mobile Catering

The purpose of this Project Narrative is to clarify the nature of my business at Polo's Mobile Catering. We are a small family owned business that was established in 2005 in the Los Angeles County in which I have established Clientele throughout the years. When I applied for all permits needed for the operation of my business, I had checked with the Office of Tax and License and the Department of Regional Planning within Los Angeles County, I was told that for this type of business I was okay to open my business within the zoning. I also have paid for all of my Los Angeles property taxes as well as my California State and Los Angeles County permits.

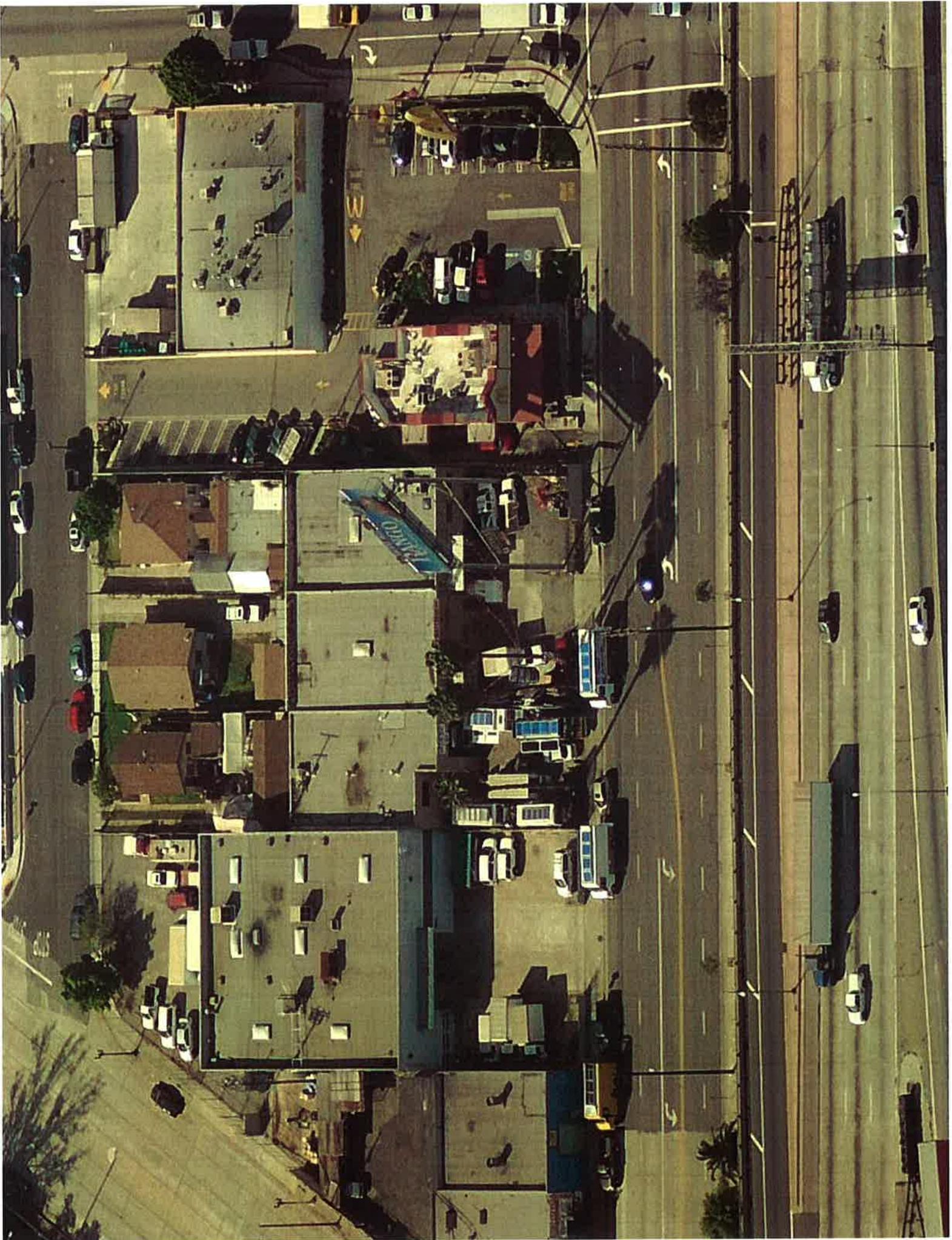
At Polo's Mobile Catering, we sell, install and/or assemble aluminum products, and pre-Manufactured kitchen appliances. Since our start in 2005, our property has always complied with Zone C-M development standards. We have six permanent employees and a continuous flow of customers, eight of whom have units currently in production at our location. Our business is consistent with the applicable policies listed in the Eastern Los Angeles Community Plan under the sections for Land Use, Human Services, Noise, Safety, and Economic Development. With the sales made and the units assembled at Polo's Mobile Catering, we encourage high standards of development, promote more efficient delivery of services, and improve the aesthetic qualities of East Los Angeles.

Please inform me if you require any further information for the project narrative.

Magdalena Hernandez

CEO for

Polo's Mobile Catering







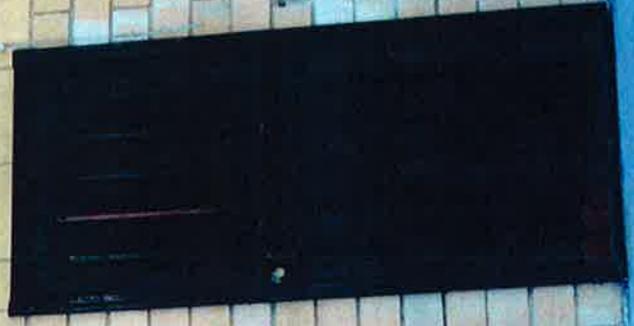
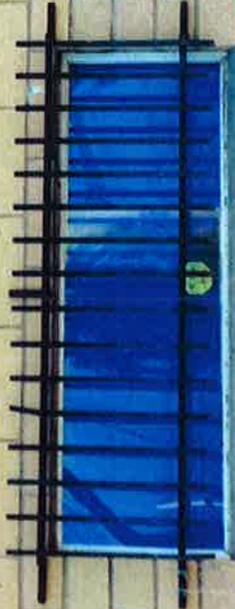
QUALITY
WASTE SERVICES

(323) 284-2236

Orange St

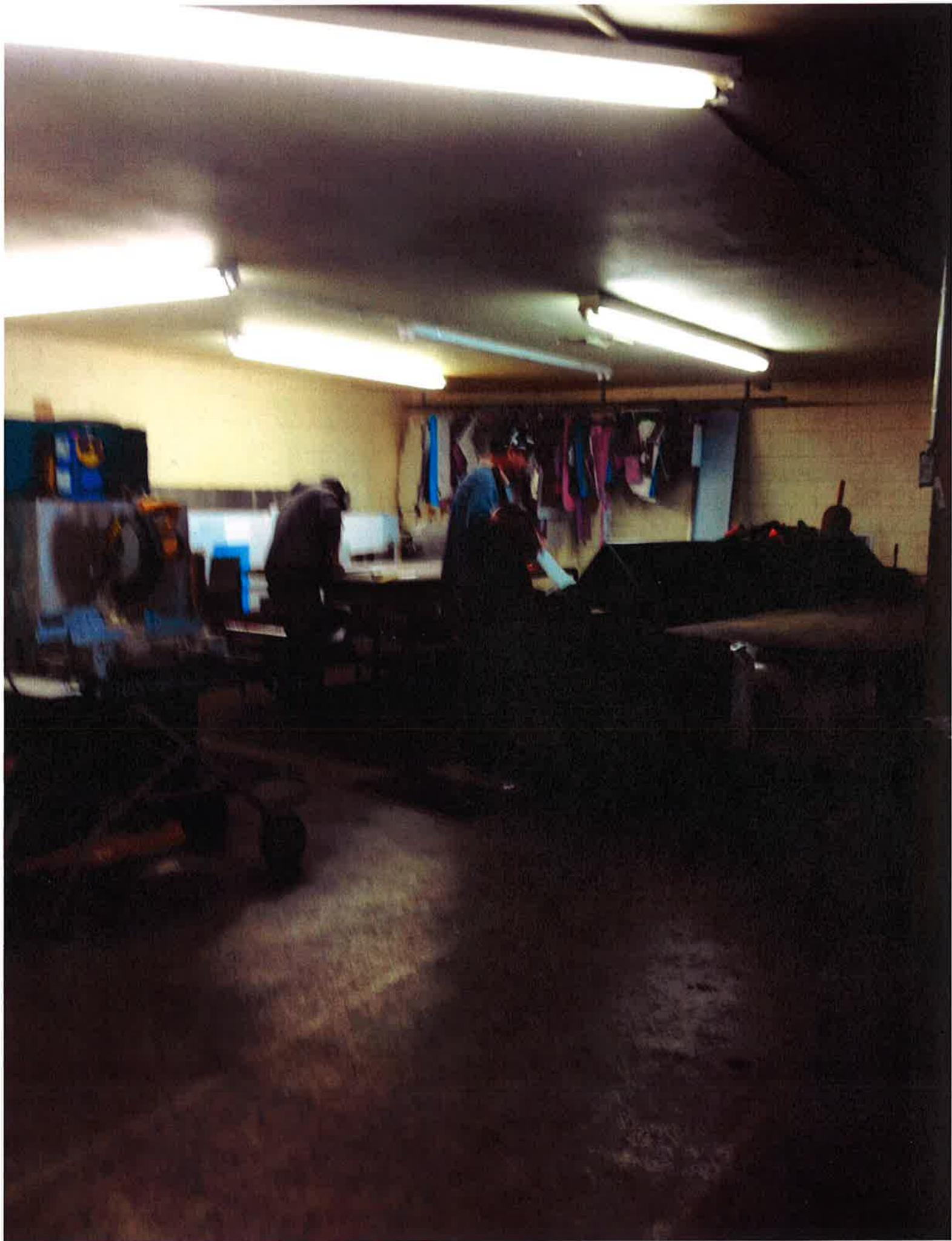
WATTRESSES

(323) 268-6083





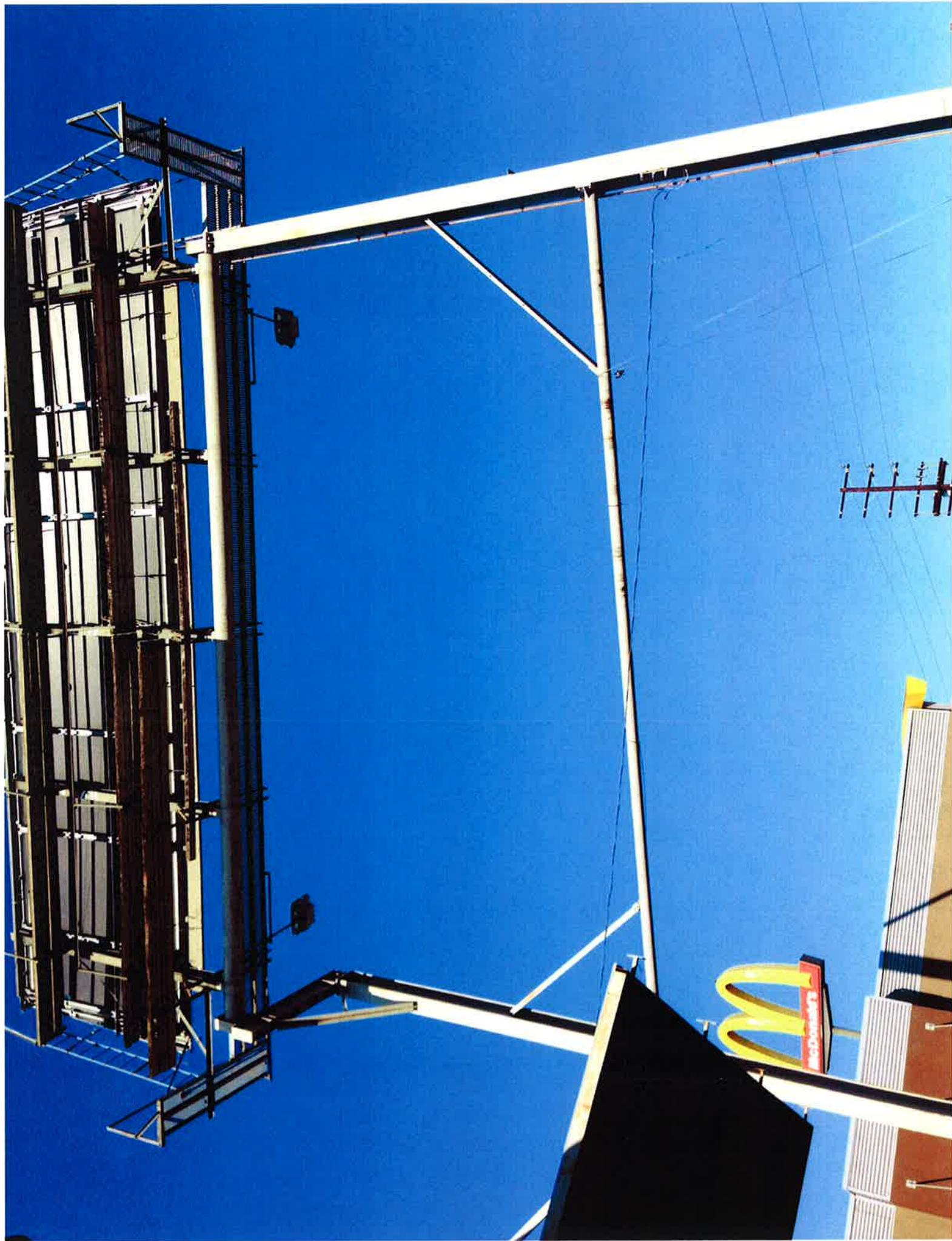


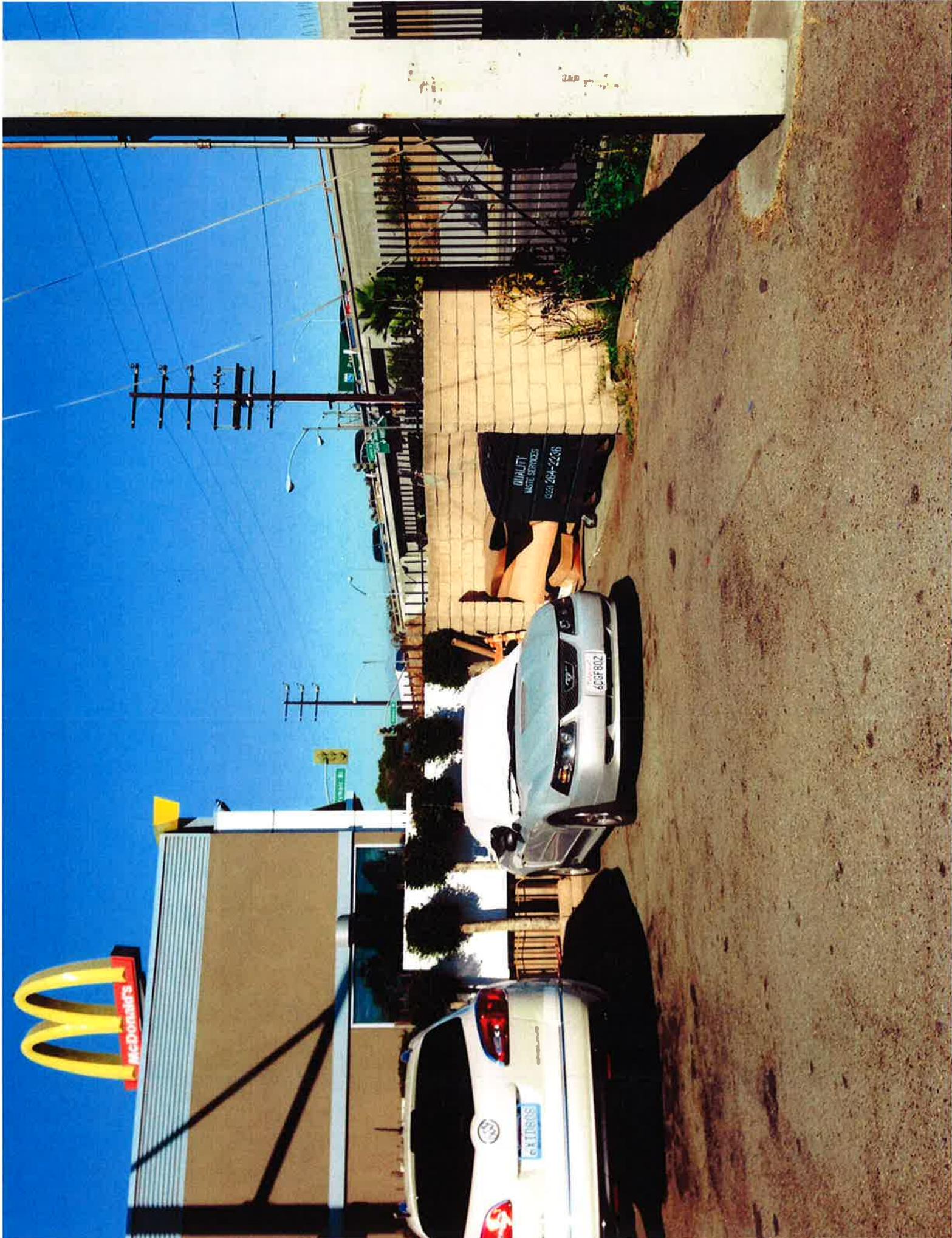




MATTRESS INC.
(323) 268 6083







GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), AND CALIFORNIA ENERGY CONSERVATION STANDARDS (CECS).

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

6. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

10. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.

SECURITY NOTES

1. ALL SECURITY MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND CALIFORNIA SECURITY STANDARDS (CSS).

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL SECURITY MEASURES AS SPECIFIED.

3. ALL SECURITY MEASURES SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.

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9. ALL SECURITY MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.

MECHANICAL NOTES

1. ALL MECHANICAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE (CMC).

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL MECHANICAL SYSTEMS AS SPECIFIED.

3. ALL MECHANICAL SYSTEMS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

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9. ALL MECHANICAL SYSTEMS SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.

PLUMBING NOTES

1. ALL PLUMBING SYSTEMS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE (CPC).

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL PLUMBING SYSTEMS AS SPECIFIED.

3. ALL PLUMBING SYSTEMS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

5. ALL PLUMBING SYSTEMS SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

6. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

7. ALL PLUMBING SYSTEMS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

9. ALL PLUMBING SYSTEMS SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.

REQUIREMENTS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), AND CALIFORNIA ENERGY CONSERVATION STANDARDS (CECS).

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

6. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

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10. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.

SPECIFIC NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), AND CALIFORNIA ENERGY CONSERVATION STANDARDS (CECS).

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10. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.

(E) AREA ANALYSIS

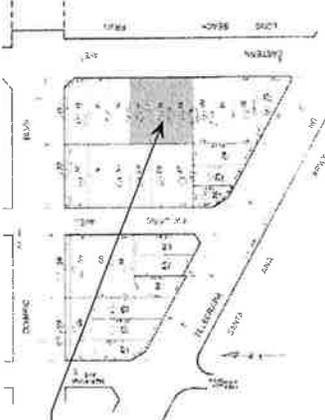
# 5236-010-002 LOT SIZE:	6,240 SQ. FT.
(E) POLO CATERING TRUCKS (assembly aluminum products)	2,640 SQ. FT.
(E) POLO CATERING TRUCKS (2nd floor storage)	2,640 SQ. FT.
TOTAL: (E) 2,640 SQ. FT. / (LOT) 2,640 = 100% LOT COVERAGE	
# 5236-010-004 # 5236-010-004 LOT SIZE:	10,280 SQ. FT.
(E) MATTRESS SELL & STORAGE	6,000 SQ. FT.
(E) MATTRESS SELL & STORAGE (2nd floor storage)	1,375 SQ. FT.
TOTAL: (E) 6,000 SQ. FT. / (LOT) 10,280 = 59.52% LOT COVERAGE	

PARKING ANALYSIS

(E) POLO CATERING TRUCKS (assembly aluminum products)	REQUIRED: PARKING/SQ. FT. = 1/500	2,640 = 5,172 2nd FLOOR STORAGE = 4,332 / 500 = 8.64 = 9
(E) MATTRESS SELL & STORAGE	REQUIRED: PARKING/SQ. FT. = 1/500	6,000 + 13,376 2nd FLOOR STORAGE = 7,376 / 500 = 14.75 = 15
TOTAL PROVIDED:	24 PARKINGS	
8 STANDARD PARKING		
8 COMPACT PARKING (24' x 40' = 9.6 = 10 COMPACT PARKING)		
1 HANDICAP PARKING		
30% PARKING REDUCTION		
REQUIRED PARKING - PARKING REDUCTION	24 - 30% = 17 = 8	
TOTAL REQUIRED AFTER 30% PARKING REDUCTION: 24 - 8 = 16 PARKINGS		
TOTAL PROVIDED:	24	
8 STANDARD PARKING		
8 COMPACT PARKING (24' x 40' = 9.6 = 10 COMPACT PARKING)		
1 HANDICAP PARKING		

PROJECT SITE
 1225, 1229 & 1231 S. EASTERN AVE LOS ANGELES CA 90021
 PARCEL # 5236-010-002
 5236-010-003
 5236-010-004

EDGING: L&VS
TYPE CONSTRUCTION:
 OCCUPANCY: MANUFACTURING
 REGION / CLUSTER: 27/2,781.5
 TRACT NO 5024 LOT 17
 TRACT NO 5024 LOT 18
 TRACT NO 5024 LOT 19



CODE INFORMATION COMPLIANCE AND LOCAL AMENDMENTS
 2010 CALIFORNIA BUILDING CODE
 2010 CALIFORNIA ELECTRICAL CODE
 2010 CALIFORNIA MECHANICAL CODE
 2010 CALIFORNIA PLUMBING CODE
 2008 ENERGY CONSERVATION STANDARDS

APPROVAL STAMPS

DATE	NOV 2011
DRAWN BY	11-008
JOB NO.	1225, 1229 & 1231 S. EASTERN AVE LOS ANGELES CA 90021
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