



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

December 12, 2012

TO: Curt Pedersen, Chair
David W. Louie, Vice Chair
Esther L. Valadez, Commissioner
Harold V. Helsley, Commissioner
Pat Modugno, Commissioner

FROM: Maria Masis 
Section Head, Zoning Permits East Section

**SUBJECT: Additional Materials for Hearing
Project No. R2012-00103-(1)
Conditional Use Permit No. 201200012
RPC Meeting: December 12, 2012
Agenda Item: 7**

Please find attached a letter from the Department of Public Works for the above referenced project which will be incorporated into the Conditions of Approval.

The following change will be made to the Conditions of Approval:

33. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated ~~October 15, 2012~~ December 11, 2012.

Attachments:

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Public Works Department Letter dated October 15, 2012 December 11, 2012

MM:MT



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91803-1331
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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

December 11, 2012

IN REPLY PLEASE
REFER TO FILE: LD-2

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

Attention Maral Tashjian

FROM: Steve Burger *Anthony Burger*
for Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201200012
PROJECT NO. R2012-00103
3965 EAST OLYMPIC BOULEVARD
ASSESSOR'S MAP BOOK NO. 5242, PAGE 6, PARCEL NO. 17
UNINCORPORATED COUNTY AREA OF EAST LOS ANGELES

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

We reviewed the revised site plan for CUP No. 201200012 in the unincorporated County area of East Los Angeles. The project, which is for a new 14,927-square-foot retail store (99c Only Store) with 60 parking spaces, is located at the northwest corner of Olympic Boulevard and Ditman Avenue and adjacent to the Golden State Freeway (I-5 freeway).

Public Works recommends approval of the CUP with the following conditions:

1. Road
 - 1.1 Dedicate right of way, 30 feet from centerline, along the property frontage on Hicks Avenue. Ten feet of additional right of way is required along the property frontage.

- 1.2 Provide a property line return radii of 27 feet plus an additional right-of-way corner cut-off to adequately construct a curb ramp that meets current Americans with Disabilities Act (ADA) guidelines at the intersections of Ditman Avenue and Olympic Boulevard and Hicks Avenue and Olympic Boulevard to the satisfaction of Public Works.
- 1.3 Construct new driveways along the property frontage on Olympic Boulevard and Hicks Avenue to meet current ADA guidelines and to the satisfaction of Public Works.
- 1.4 Relocate the existing bus shelter and associated signage to the satisfaction of the Transit Authorities (Los Angeles County Metropolitan Transportation Authority and County of Los Angeles Department of Public Works' El Sol Shuttle). Coordinate the bus stop relocation with Mr. Fred Wong from Public Works' Programs Development Division at (626) 458-3907 prior to the final approval of the bus stop relocation. Please note a conceptual approval of the bus stop relocation has been obtained by the transit authorities.
- 1.5 Construct an extension to the existing bus pad to accommodate the new bus stop location in the vicinity of the proposed driveway on Olympic Boulevard to the satisfaction of Public Works.
- 1.6 Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Hicks Avenue, Olympic Boulevard, and Ditman Avenue to the satisfaction of Public Works.
- 1.7 Construct additional base, pavement, curb, gutter, a full-width sidewalk, and a 20-foot radius reverse taper transition for the widening of Hicks Avenue to the satisfaction of Public Works. The curb and gutter shall be located 20 feet from the centerline of Hicks Avenue.
- 1.8 Reconstruct the existing curb ramps at the intersections of Olympic Boulevard and Ditman Avenue and Olympic Boulevard and Hicks Avenue to meet current ADA guidelines and to the satisfaction of Public Works.
- 1.9 Plant street trees on Hicks Avenue, Olympic Boulevard, and Ditman Avenue, along the property frontage, to the satisfaction of

Public Works. Existing trees in dedicated, or to be dedicated, right of way shall be removed and replaced if not acceptable as street trees.

- 1.10 Repair any improvements damaged during construction, along the property frontage, to the satisfaction of Public Works.
- 1.11 Execute a covenant for the private maintenance of new or existing curb/parkway drains, if any, to the satisfaction of Public Works.
- 1.12 Obtain a separate traffic signal plan approval from Public Works' Traffic and Lighting Division for any proposed relocation and upgrade of the traffic signals and pull boxes to the satisfaction of Public Works.
- 1.13 Assign employee parking to the parking stalls immediately adjacent to the driveway entrances along Olympic Boulevard and Hicks Avenue as shown on the site plan to avoid excess queuing overflow into the public parkway.
- 1.14 Submit street improvement plans and acquire street plan approval or direct check status before obtaining a grading or drainage permit.
- 1.15 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Patricia Constanza at (626) 458-4921 or pconstan@dpw.lacounty.gov.

2. Street Lights

- 2.1 Provide street lights on concrete poles with underground wiring along the property frontage on Olympic Boulevard, Ditman Avenue, and Hicks Avenue to the satisfaction of Public Works. Submit street lighting plans showing all existing lights along with existing and/or proposed underground utilities plans as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section, to allow the maximum time for processing and approval.

The applicant shall comply with conditions of acceptance listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. All street lights shall be installed per approved plans. It shall be the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements

shall be the sole responsibility of the owner of the project, and the installation must be accepted by the Lighting Districts, per approved plans, prior to issuance of a Certificate of Occupancy.

2.2 The following are conditions of acceptance for street light transfer of billing:

2.2.1 All street lights in the project, or current project phase, must be constructed according to Public Works-approved plans.

2.2.2 The contractor shall submit one complete set of As-built plans.

Provided the above conditions are met, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.

For questions regarding the street lighting conditions, please contact Mahroo Pearson at (626) 300-4771 or mpearson@dpw.lacounty.gov.

3. Grading

3.1 Submit a grading plan to Public Works for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, Standard Urban Stormwater Mitigation Plans (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.

3.2 The grading quantities shall not exceed 750-cubic yards for cut and 750-cubic yards of fill, unless the applicant submits revisions to the conditional use permit application, plans, and environmental document, to the Department of Regional Planning and Public Works' satisfaction.

3.3 Agency/regulatory permits or letters of nonjurisdiction may be required prior to grading plan approval.

- 3.4 Provide approval of the latest drainage concept/hydrology/SUSMP by the Storm Drain and Hydrology Section of Land Development Division.
- 3.5 Conform with applicable Low-Impact Development (LID) requirements to the satisfaction of Public Works (if applicable).
- 3.6 Comply with any off-site drainage mitigations to provide adequate access to the site to the satisfaction of Public Works.
- 3.7 A maintenance agreement or Conditions, Covenants, and Restrictions may be required for all privately maintained drainage devices, slopes, and other facilities.

For questions regarding the grading conditions, please contact Patricia Constanza at (626) 458-4921 or pconstan@dpw.lacounty.gov.

4. Drainage

- 4.1 Prior to issuance of any building permits, comply with the requirements of the drainage concept/SUSMP/LID plan that was approved on December 6, 2012, to the satisfaction of Public Works.

For questions regarding the drainage condition, please contact Eden Berhan at (626) 458-4921 or eberhan@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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