



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

November 20, 2014

TO: Hearing Officer

FROM: Diane Aranda   
Special Projects Section

**SUBJECT: DENIAL DUE TO INACTIVITY**  
**Project No. R2012-00330-(5)**  
**Plan Amendment No. 201200001**  
**HO Meeting: December 2, 2014**  
**Agenda Item:**

Project No. R2012-00330-(5) is an application for a local plan amendment to convert a 37,562 square-foot lot from the current Business Park to a General Commercial land use designation to allow for the conversion of a 19,586 square-foot warehouse to a church at the above referenced location. This project is located at 2124 Lincoln Avenue in the Altadena Zoned District.

Regional Planning staff has made repeated attempts to inform the applicant of the information that is required to proceed with their application for a local plan amendment. The correspondence dated April 14, 2014 and October 9, 2014 requesting project revisions and additional information is attached for your review. Additionally, staff met with the applicant on May 19, 2014 to discuss the materials required to proceed with the project and discussed via telephone the requested materials with the applicant's agent. To date, all County agencies requesting additional information have not received the requested information and as a result, we are unable to proceed with processing the application.

Section 22.56.060 of the County Code (Zoning Ordinance) provides that the Hearing Officer may deny, without public hearing, an application for a local plan amendment if such application does not contain the required information. Therefore, staff recommends that Plan Amendment No. 201200001 be denied pursuant to the attached findings.

**SUGGESTED MOTION:**

**I, THE HEARING OFFICER, DENY PLAN AMENDMENT NO. 201200001 SUBJECT TO THE ATTACHED FINDINGS.**

MM:DA

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-00330-(5)  
PLAN AMENDMENT NO. 201200001**

1. **ENTITLEMENT REQUESTED.** The applicant, Community Bible Church of Pasadena, is requesting a Plan Amendment to a local plan amendment to the Altadena Community Plan to convert a 37,562 square-foot lot from the current Business Park to a General Commercial land use designation to allow for the conversion of a 19,586 square-foot warehouse to a church.
2. **MEETING DATE.** December 2, 2014
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** To be inserted after the public meeting to reflect meeting proceedings.
4. **LOCATION.** 2124 Lincoln Avenue, Altadena
5. The project was filed on February 28, 2012. Since the application was filed, staffs of the County Department of Regional Planning ("staff") and other County agencies have asked the applicant for additional materials needed to proceed with the project. Recently, staff sent letters to the applicant requesting additional materials on April 14, 2014 and October 9, 2014. In addition, staff attempted to reach the applicant by phone and email. The County Department of Public Works sent a letter on August 28, 2013 stating that there are pending items that must be addressed. In addition County Fire and the Department of Public Health sent letters on August 14, 2013 and August 22, 2013. Staff, including other County agencies, has not received the requested information or materials to enable further project evaluation.
6. Staff sent a letter to the applicant dated August 14, 2014 and October 9, 2014 informing the applicant that pursuant to Section 22.56.060 (denial for lack of information) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on December 2, 2014.
7. The October 9, 2014 letter also directed the applicant to contact staff within 30 days for the project to remain active.
8. The applicant has not contacted staff and has failed to submit the required materials within the required timeframe, which was by November 20, 2014.
9. **ENVIRONMENTAL.** Therefore, pursuant to the California Public Resources Code Section 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves. Therefore, the project qualifies as a Statutory Exemption (Projects Which Are Disapproved) 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.

THEREFORE, in view of the findings of fact and conclusions presented above, Plan Amendment No. 201200001 is **DENIED**.

MM:DA  
November 20, 2014



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

October 20, 2014

Community Bible Church of Pasadena  
2124 North Lincoln Avenue  
Altadena, CA 91001

**SUBJECT: PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY**  
Project: R2012-00330-(5)  
Case: RPA 201200001, RPP 201200145, ENV 201200048  
Address (APN): 2124 Lincoln Avenue, Altadena, 5825-001-046

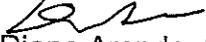
Dear Agent/Applicant:

The above-mentioned project has been on file with the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") since 2012 and Regional Planning has made repeated attempts to inform you of the information that is required to proceed with your application for a local plan amendment to convert a 37,562 square-foot lot from the current Business Park to a General Commercial land use designation to allow for the conversion of a 19,586 square-foot warehouse to a church at the above referenced location. The correspondence dated April 14, 2014 requesting project revisions and additional information is attached for your review. Additionally, staff met with the applicant on May 19, 2014 to discuss the materials required to proceed with the project. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Please provide the above-requested items within 30 days of the date of this letter. If no activity occurs within 30 days of this letter, your project will be recommended for denial before the Hearing Officer on December 2, 2014 due to insufficient information.

For questions or for additional information, please contact Diane Aranda of the Special Projects Section at (213) 974-1522, or by email at [daranda@planning.lacounty.gov](mailto:daranda@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner

  
Diane Aranda, Senior Regional Planning Assistant  
Special Projects Section

Enclosures: Letters dated August 14, 2013, August 22, 2013, August 28, 2013 and April 14, 2014

c: Applicant; Owner

MM: DA

CC.012914



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

April 14, 2014

Community Bible Church  
2124 North Lincoln Avenue  
Altadena, CA 91001

**SUBJECT: INCOMPLETE APPLICATION: REQUEST FOR ADDITIONAL INFORMATION**

**Project:** R2012-00330-(5)  
**Case:** RPA 201200001, RPP 201200145, ENV 201200048  
**Address (APN):** 2124 Lincoln Avenue, Altadena, 5825-001-046

Dear Agent/Applicant:

The Los Angeles County ("County") Department of Regional Planning has placed a hold on the project identified above due to the applicant's failure to respond to comments submitted by the Department of Public Works, Fire and Public Health. Attached are letters requesting project revisions and additional information dated August 14, 2013, August 22, 2013, and August 28, 2013. To date, the above-mentioned agencies have not received the requested materials and as a result, we are unable to proceed further in processing your application. Below is a summary of requested information:

The Department of Public Works requests:

1. A Sewer Area Study shall be submitted to Public Works for review and approval.
2. A Will Serve Letter from the water purveyor for review and approval.
3. A Trip Generation Analysis for the days with maximum occupancy submitted for review to determine whether there will be a requirement for further traffic improvements.

The Fire Department requests:

1. To revise the site plan to reflect the required 26-feet of driveway width for commercial developments with less than 35-feet in height and/or three stories or less.
2. Tenant improvement plans shall be submitted to the Department's Engineering Section-Building Plan Check Unit in Commerce for review.

Public Health requests:

1. A submittal of current Water Availability letter from the water purveyor assuring potable water connection and service to the proposed project prior to project approval.
2. Due to the proximity of residential properties to the east of the project site, Public Health recommends an acoustical engineer (P.E.) is obtained to review the sound insulation design and apply best available technologies to minimize potential noise impacts.

In addition, we recommend that the applicant consults with the Arcadia Building and Safety office to obtain information regarding fees and code requirements, such as American with

**PROJECT R2012-00330-(5)**

**INCOMPLETE APPLICATION: REQUEST FOR ADDITIONAL INFORMATION**

**April 9, 2014**

**PAGE 2**

Disabilities Act (ADA) compliance and earthquake retrofitting, which will be obligatory prior to the issuance of building permits. Finally, all proposed projects in the community of Altadena are recommended to present their proposal in front of the Altadena Land Use Committee prior to the Regional Planning public hearing date. Please contact the Altadena Town Council at <http://www.altadenatowncouncil.org/> to obtain information and Committee dates.

Failure to disclose all pertinent information for consideration in the review of this case could result in delays, continuation of public hearings, or additional costs. Additional materials may also be required pending the outcome of consultation with other agencies. Any zoning violations on the property discovered after the filing of this case may affect the scheduling of a public hearing pursuant to the provisions of Section 22.04.110 of the County Code.

Please provide the above-requested items within 60 days of the date of this letter. If no activity occurs within 60 days of this letter, your project may be scheduled before a Hearing Officer. Pursuant to Section 22.56.060 of the County Code (Zoning Ordinance), the Hearing Officer may deny, without public hearing, an application for a conditional use permit if such application does not contain the required information contained in Sections 22.56.030 and 22.56.040 of the County Code.

For questions or for additional information, please contact Diane Aranda of the Special Projects Section at (213) 974-1522, or by email at [daranda@planning.lacounty.gov](mailto:daranda@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner

Diane Aranda, Senior Regional Planning Assistant  
Special Projects Section

Enclosures: Letters dated August 14, 2014, August 22, 2014, and August 28, 2014

c: Applicant; Owner

MM: DA

August 28, 2013

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

Attention Diane Aranda

FROM: Steve Burger  
Land Development Division  
Department of Public Works

**INITIAL STUDY (IS)/NEGATIVE DECLARATION (ND)  
PROJECT NO. R2012-00330-(5)  
REVIEW PLAN AMENDMENT NO. 201200001  
2124 LINCOLN AVENUE  
ASSESSOR'S MAP BOOK NO. 5825, PAGE 1, PARCEL NO. 46  
UNINCORPORATED COUNTY AREA OF ALTADENA**

Thank you for the opportunity to review the IS/ND for the project site located at 2124 Lincoln Avenue, in the County of Los Angeles, Unincorporated area of Altadena. The proposed project is a local plan amendment to the Altadena Community Plan to convert the 37,562 square-foot lot from Business Park to General Commercial land use category. The proposed plan amendment will allow the establishment of a 19,586 square-foot community church on the mentioned lot. The project will include tenant improvements to convert the existing warehouse into a new church structure.

The proposed church will have a maximum assembly occupant load of 672 and would have a maximum of 12 employees per shift on-site at one time. The church will be operating from 9 a.m. to 6 p.m. on days of service and events. The expected day with maximum occupancy will be during Wednesday evening and Sunday morning services. 52 parking spaces (including 3 handicap) will be provided on site.

It is recommended that this Environmental Document **not be released** until the applicant addresses these comments. We request all future environmental documents associated with this project be submitted to Public Works for review and comments.

The following County of Los Angeles, Department of Public Works comments are for your consideration and relate to the environmental document only:

### **General**

1. Revise the general description of the project to include the following: "street improvements will be required on North Lincoln Avenue and West Laun Street."

If you have any questions regarding the General comment 1, please contact Teni Mardirosian or Ruben Cruz of Land Development Division at (626) 458-4910 or [tmardirosian@dpw.lacounty.gov](mailto:tmardirosian@dpw.lacounty.gov) or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

2. We cannot substantiate the IS/ND finding for the sewer portion at this time. The impacts of proposed project on the existing sewer systems cannot be verified until a sewer area study is submitted to Public Works for review and approval. Sewer mitigations and impacts found in the sewer area study, if any, should be reflected on the updated IS/ND.
3. We cannot substantiate the IS/ND finding for the water portion at this time. The impacts of proposed project on the existing water systems cannot be verified until a will serve letter is submitted to Public Works for review and approval. Water mitigations and impacts found in the will serve letter, if any, should be reflected on the updated IS/ND.

If you have any questions regarding the General comments 2 and 3, please contact Jae Kim of Land Development Division at (626) 458-4910 or [Jakim@dpw.lacounty.gov](mailto:Jakim@dpw.lacounty.gov).

### **Air Quality**

1. Section 3, Air Quality, item c, page 13 of 49, states that "Any renovation and or code upgrades to the existing facility would not involve any grading. As such proposed project would result in nominal construction-related emission or dust generation." Revise the above statement to include the temporary increase in criteria pollutant due to the construction of street and tenant improvement of the project.

If you have any questions regarding the Air Quality comment, please contact Teni Mardirosian or Ruben Cruz of Land Development Division at (626) 458-4910 or [tmardirosian@dpw.lacounty.gov](mailto:tmardirosian@dpw.lacounty.gov), or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

### **Greenhouse Gas Emissions**

1. Section 8, Greenhouse Gas Emissions, item a, pages 23 of 49, states that "Any renovation and or code upgrades to the existing facility would not involve any grading. As such proposed project would result in nominal construction-related emission or dust generation." Revise the above sentence to include the temporary increase in construction-related emissions due to street and tenant improvements of the project.

If you have any questions regarding the Greenhouse Gas Emission comment, please contact Teni Mardirosian or Ruben Cruz of Land Development Division at (626) 458-4910 or [tmardirosian@dpw.lacounty.gov](mailto:tmardirosian@dpw.lacounty.gov) or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

### **Transportation and Traffic**

1. Section 17, Transportation/Traffic, Item a, pages 43 and 44 of 49; revise the description to include the street improvements required on North Lincoln Avenue and West Laun Street. It currently states that "The proposed church would not require any modification to the existing road system. The existing streets are already improved and the proposed project would not require any alterations for safe use."

If you have any questions regarding the Transportation and Traffic comment 1, please contact Teni Mardirosian or Ruben Cruz of Land Development Division at (626) 458-4910 or [tmardirosian@dpw.lacounty.gov](mailto:tmardirosian@dpw.lacounty.gov) or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

2. According to the Draft Initial Study, maximum occupancy for the church will be during Wednesday evening and Sunday morning services. We request the project submit a Trip Generation Analysis for Wednesday evenings. The analysis shall tabulate the estimated number of p.m. peak-hour trips generated by the proposed project entering and exiting the site. Please include the start and end times of the Wednesday evening service. The trip generation analysis will determine if there will be further traffic requirements.

If you have any questions regarding the Transportation and Traffic comment 2, please contact Andrew Ngumba of Traffic and Lighting Division at (626) 300-4851 or [anugumba@dpw.lacounty.gov](mailto:anugumba@dpw.lacounty.gov).

### **Utilities and Service Systems:**

1. SUSMP is no longer a requirement for new projects within the Unincorporated County. New projects need to comply with the water quality requirements for the current Los Angeles County Municipal Separate Storm Sewer System (MS4) permit. This will require all infiltration water quality devices to be sized using the

Maria Masis  
August 28, 2013  
Page 4

.75 inch storm or the 85th percentile storm, whichever is greater. A map with the 85th percentile storm can be found at the following link <http://dpw.lacounty.gov/wrd/hydrologygis/>.

2. Section 18, Utility and Service System, Item a-c, page 46 of 49; Replace all references to "SUSMP" compliance with compliance to MS4 Permit.

If you have any questions regarding the Utilities and Service Systems comments, please contact Toan Duong of Land Development Division at (626) 458-4921 or [tdoung@dpw.lacounty.gov](mailto:tdoung@dpw.lacounty.gov).

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

TM:tb

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# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

August 14, 2013

**RECEIVED**  
AUG 19 2013  
BY: \_\_\_\_\_

Diane Aranda, Planner  
Zoning Permits West Section  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

Dear Ms. Aranda:

**INITIAL STUDY, PROJECT NO. R2012-00330-(5), LOCAL PLAN AMENDMENT RPA 201200001, PLOT PLAN RPP 201200145, A LOCAL PLAN AMENDMENT FOR A 37,562 SQ-FT LOT, THE AMENDMENT IS TO CONVERT THE LOT FROM THE CURRENT BUSINESS PARK LAND USE CATEGORY TO A GENERAL COMMERCIAL LAND USE, 2124 NORTH LINCOLN AVENUE, ALTADENA (FFER #201300109)**

The Initial Study has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

### PLANNING DIVISION:

#### 15. PUBLIC SERVICES

##### a) Fire Protection?

Paragraph 1 under this section should be corrected as follows:

Fire suppression services in unincorporated Los Angeles County are provided by the Los Angeles County Fire Department (LACoFD), which has ~~24~~ 22 battalions providing services to 58 cities and the whole of the unincorporated County. Development in the unincorporated areas must comply with the requirements of the Fire Code (Title 32), which provides design

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

- |              |           |                  |                      |           |                      |                       |                  |
|--------------|-----------|------------------|----------------------|-----------|----------------------|-----------------------|------------------|
| AGOURA HILLS | CALABASAS | DIAMOND BAR      | HIDDEN HILLS         | LA MIRADA | MALIBU               | POMONA                | SIGNAL HILL      |
| ARTESIA      | CARSON    | DUARTE           | HUNTINGTON PARK      | LA PUENTE | MAYWOOD              | RANCHO PALOS VERDES   | SOUTH EL MONTE   |
| AZUSA        | CERRITOS  | EL MONTE         | INDUSTRY             | LAKWOOD   | NORWALK              | ROLLING HILLS         | SOUTH GATE       |
| BALDWIN PARK | CLAREMONT | GARDENA          | INGLEWOOD            | LANCASTER | PALMDALE             | ROLLING HILLS ESTATES | TEMPLE CITY      |
| BELL         | COMMERCE  | GLENDORA         | IRWINDALE            | LAWDALE   | PALOS VERDES ESTATES | ROSEMEAD              | WALNUT           |
| BELL GARDENS | COVINA    | HAWAIIAN GARDENS | LA CANADA FLINTRIDGE | LOMITA    | PARAMOUNT            | SAN DIMAS             | WEST HOLLYWOOD   |
| BELLFLOWER   | CUDAHY    | HAWTHORNE        | LA HABRA             | LYNWOOD   | PICO RIVERA          | SANTA CLARITA         | WESTLAKE VILLAGE |
| BRADBURY     |           |                  |                      |           |                      |                       | WHITTIER         |

standards for all development in the unincorporated County. Development must also comply with standards for response times between fire stations and the project site. These times are: 5 minutes or less for projects in urban areas, 8 minutes or less for projects in suburban areas, and 12 minutes or less for projects in rural areas. The jurisdictional fire station which would serve this project is Fire Station 12, located at 2760 N. Lincoln Avenue, Altadena, which is approximately .6 miles in distance. The response time from this station to the development would be within the LACoFD's goal of a 5 minute response time for the 1<sup>st</sup>-arriving unit for fire and EMS responses and 8 minutes for the advanced life support (paramedic) unit in urban areas.

Paragraph 7 under this section should be corrected as follows:

The proposed project would not have any significant effect on the level of the fire protection within the area. The project site currently is served by the County of Los Angeles Fire Department, Battalion #4, which consists of seven fire stations that protect the cities of Altadena, La Canada Flintridge, La Crescenta, Pasadena, San Fernando and surrounding areas. ~~The closest station is Fire Station #12 (2760 North Lincoln Avenue, Altadena 91004), which is located approximately 0.6 miles from the proposed project location.~~ The project would not create capacity or service level problems, as the project would reuse existing buildings and not increase the intensity of use of the site compared to its historical operations.

#### **LAND DEVELOPMENT UNIT:**

1. The noted access width of 20 feet addressed in the CEQA Consultation - Draft Initial Study on pages 27 and 44 is incorrect. The required width for commercial developments with less than 35 feet height and/or three stories or less, is 26 feet.
2. The Land Development Unit will not be reviewing this project. The tenant improvement plans shall be submitted to the Department's Engineering Section - Building Plan Check Unit in Commerce for review. The contact phone number is (323) 890-4125.

~~(323) 890-4243~~

#### **FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:**

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.

Diane Aranda, Planner  
August 14, 2013  
Page 3

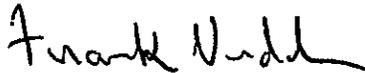
2. The areas germane to the statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division have been addressed.

**HEALTH HAZARDOUS MATERIALS DIVISION:**

1. The Health Hazardous Materials Division has no objection to the proposed project.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

FV:ij



COUNTY OF LOS ANGELES

# Public Health

**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



**BOARD OF SUPERVISORS**

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Fifth District

August 22, 2013

**TO:** Diane Aranda  
Regional Planning Assistant II  
Department of Regional Planning

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

**SUBJECT:** CEQA CONSULTATION/Initial Study  
**PROJECT NO. R2012-00330**  
2124 Lincoln Avenue, Altadena

The Department of Public Health - Environmental Health Division has reviewed the information provided for the project identified above. The proposed project is for a local plan amendment to convert a 37,562 square-foot lot from the current Business Park land use category to a General Commercial land use designation. The proposed plan amendment is also consistent with the request to establish a 19,586 square-foot community church within an existing warehouse on the 37,562 square-foot lot. We offer the following comments.

**Drinking Water program**

The applicant proposed an approved source of potable water. The program does not have any objection. A current water availability letter from the water purveyor assuring potable water connection and service to the proposed project shall be submitted to the Department prior to approval of the project.

**Land Use program**

The applicant proposed public sewer as the method for sewage disposal. The program does not have any objection.

- P.H. will conduct noise study.
- Current water bill
- Additional measures for noise (see conditions)

**Toxics Epidemiology program**

We concur with the initial study's findings and recommendations with regards to short term noise impacts resulting from construction activity on surrounding properties.

Noise levels generated from operational activity (i.e. interior amplified sound/music, church services) inside the proposed church reaching nearby residential receptors can be achieved below or within LA County exterior noise standards with the appropriate sound insulation as mentioned in the IS; but keep in mind that sound from sources such as from amplified music are different from the existing background noise.

The noise that would likely reach the residents nearby are typically of a low frequency bass and such sources can still be annoying to some people despite compliance with exterior noise standards. Therefore, we recommend that an acoustical engineer (P.E.) review the sound insulation design and apply best available technologies so that noise impacts can be minimized to the nearby residents.

For questions about the above comments, please contact Robert Vasquez or Evenor Masis at (213) 738-3220.

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