



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 8, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Esther L. Valadez, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Adrine Arakelian 
Zoning Permits West Section

**Project No. R2014-02228-(2)- Conditional Use Permit No. 201400100-
RPC Meeting: July 8, 2015- Agenda Item: 8**

Please find enclosed revised conditions of approval incorporating additional conditions requiring that:

- All equipment and trucks used to handle hazardous material be washed off-site before reentering the site;
- Processing of materials is prohibited on site;
- Storage of hazardous materials is prohibited on site;
- An automatic gate, guard station, or other similar measure be installed to prevent queuing of trucks on Normandie Ave and honking.

In addition, please find enclosed four letters of opposition, which we received subsequent to the hearing package that was submitted to the Regional Planning Commission June 25, 2015.

If you need further information, please contact Adrine Arakelian at (213) 974-6435 or arakelian@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MKK:AAA

Enclosure(s):
Revised Conditions
Letters from the public (4)

Adrine Arakelian

From: Susan Nielsen [susanpielsen@gmail.com]
Sent: Monday, July 06, 2015 10:12 PM
To: driccitiello@bos.lacounty.gov; Adrine Arakelian
Subject: ECI Hearing

Follow Up Flag: Follow up
Flag Status: Completed

Mi Kim, Supervisor Regional Planning

Zoning Permits West Room 1348
Los Angeles County Department of Regional Planning
320 W. Temple Street, 13th Floor, Los Angeles, CA 90012

RE: CUP 201400100

Hello,

I live at 1228 West 212th Street, six houses off of Normandie, and in the same neighborhood as this business. This is a residential area - in fact, new residences are currently under construction directly in front of the Normandie driveway that these toxic saturated trucks enter and exit at all times of the day and night. Only a few of my neighbors had the courtesy of the notice of the hearing to extend the ECI privileges.

A business that deals with toxic materials is NOT compatible to a residential neighborhood. There is always the potential of an "accident" that the ocean breeze can carry to the lungs of children, the elderly, and the working taxpayer. During the summer heat, we all have our windows and doors open.

I request you to restrict the activities here, and encourage them to move to an area totally zoned industrial.

Thank you,

Susan Nielsen

Adrine Arakelian

From: Darrel Barton [darrel@lantera.com]
Sent: Tuesday, July 07, 2015 8:30 AM
To: Adrine Arakelian
Cc: driccitiello@bos.lacounty.gov
Subject: ECI in the Harbor Gateway

Follow Up Flag: Follow up
Flag Status: Completed

I realize this is short notice, but then again I received NO notice.

Regarding the package referenced below, I would submit to the County and to the Supervisors that they could greatly improve their productivity at ALL their meetings if they could so as they have done here and simply not invite anyone TO their meetings. JUST IMAGINE the work and productivity you two could achieve every day if you didn't have to stop and deal with the people you generally consider to be horse's asses -- "the public"

How is it that my neighbors and I can live three blocks from the ECI compound, where all of us have been awakened at 4am by the industrial noises and yet **NOT ONE OF US** was aware there was a review in process, a report to read or a meeting to attend? **NONE OF US????**

The most likely reason is that either ECI or the County, or more likely a joint decision between ECI and the County, that it would be best for all concerned if the citizens weren't bothered by what is essentially none of our business. This stands as the ultimate collusion between ECI and the County or the ultimate incompetence on the part of the County. Which is it, please?

Now my question is this: since we received virtually no notice at all – what is the procedure to get this meeting postponed long enough for the affected citizens enough time to obtain counsel to protect us from our government?

http://planning.lacounty.gov/assets/upl/case/r2014-02228_rpc-package.pdf

Regards
Darrel Barton

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Confidentiality Notice: This message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is strictly prohibited and will result in your feeling the hobnailed boot of our lawyers against your neck with enough pressure to make you cry like a girl. So There!

If you are not the intended recipient, it means that the SENDER screwed up ... yet somehow this disclaimer is intended to make YOU feel like it's your fault. Please contact the sender by reply e-mail and destroy all copies of the original message.

Mi Kim, Supervisor Regional Planning

Zoning Permits West Room 1348
Los Angeles County Department of Regional Planning
320 W. Temple Street, 13th Floor, Los Angeles, CA 90012

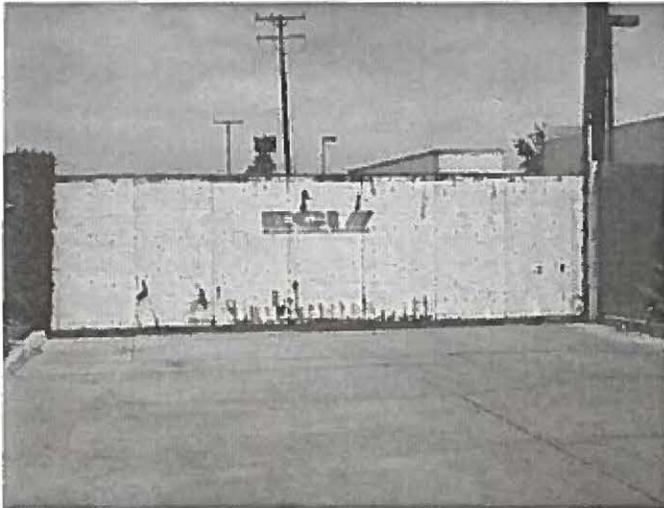
RE: CUP 201400100

July 7, 2015

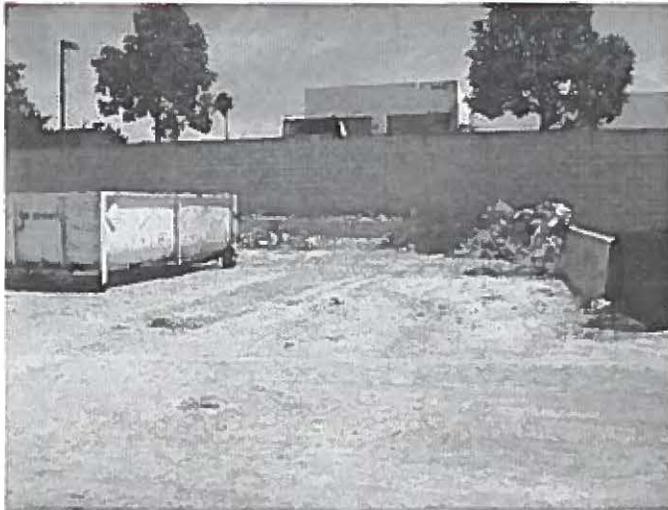
Dear Ms. Kim,

Per our conversation today, enclosed are additional details about the problems associated with the continued operation of Ecology Control Inc in our neighborhood.

- The site is poorly maintained and an eye sore from both Normandie Ave and from the homes directly to the east. This has impacted real estate values and the overall improvement of the area.



- The operation of this facility generates large amounts of dirt, cement dust, and other unknown airborne contaminants.



- The site generates noise and vibration throughout the neighborhood from trucks constantly idling, backing up, queuing to park, entering, and leaving the facility. The noise is NOT insignificant and carries much greater than 500 feet.
- In addition, drivers honk loud truck horns repeatedly for someone to open the gate upon arrival. This occurs typically on weeknights and weekends, as they currently operate 24/7.
- We also hear when large containers are moved and perhaps dropped into different locations. The sound is similar to a bad automobile accident and occasionally our house shakes as if there was a small earthquake.
- Fortunately they have reduced how often they use their P.A. system that can be heard throughout the neighborhood.
- The large ECI trucks generate additional traffic on Normandie Ave. It does not appear there was a traffic assessment on the Regional Planning Checklist, but it may be interesting to know how many trucks come and go from the site each day.
- The site poses unknown health risks to adjacent families with children. When ECI began operation, the residents were promised all trucks would be washed before returning to this facility. I spoke to a former ECI driver who stated the trucks are not washed and not always empty. So it appears large vehicles that visit some of the worst toxic locations in Southern California are entering our neighborhood covered in and carrying toxic substances.

- ECI is presented as an equipment storage and trucking facility, and we are supposed to believe no toxic materials enter or are processed on site. Yet the site generates strange industrial like sounds and odors and exhibits dozens of containers that do not appear to store equipment.



- In July of 2014, area residents received a letter from California Dept of Toxic Substances Control (DTSC) that stated, "Since 1991, the Site has been used to temporarily store and process waste material in drums and bins, before transporting offsite to an approved disposal or recycling facility". I have personally seen the drums on site.
- The site is not a good neighbor and completely untrustworthy. Your report is correct in the fact this facility has a history of illegal activity including utilizing adjacent property that they were not authorized to use and installing an un-permitted wash facility. They lied about washing the trucks prior to entry and have demonstrated a long history of non-compliance and unresponsiveness, which has allowed their continual operation.

Obviously the residents are disappointed with the Regional Planning recommendation that the project qualifies for a Categorical Exemption. Common sense tells us there should be no such operation in an area almost entirely surrounded by residential. We believe the rezoning twenty four years ago was intended to help facilitate change to a more appropriate and compatible land use, not maintain existing nuisances and potential health risks.

Please understand that limiting the operation of the ECI facility to Mon-Fri 8:00am-6:00pm with no exceptions would be a huge step forward for our neighborhood so the residents may finally enjoy their homes on evenings and weekends. It is harder for everyone to close the windows on hot summer nights to eliminate noise.

Thank you for your support and help in addressing this long overdue problem.

Sincerely,

Don Garstang

1129 W. 210th Street

CC:

Adrine Arakelian

David Riccitiello

Adrine Arakelian

From: Laura Barrera [lauraxbarrera@gmail.com]
Sent: Monday, July 06, 2015 6:13 PM
To: driccitiello@bos.lacounty.gov; Adrine Arakelian
Subject: L.A. County Dept of Regional Planning

Follow Up Flag: Follow up
Flag Status: Completed

David and Adrine,

As a concerned home owner living within blocks of 20850 Normandie Ave, I would like to express my opposition to project R2014-02228-(2). Allowing this type of establishment to legally operate within our neighborhood will create numerous problems. First, traffic levels are bound to increase in the Torrance Blvd and Normandie intersection. Secondly, ECI transportation of toxic materials into our neighborhood will increase health risks for the community. Finally, their continued presence in the community will negatively impact the property values of homeowners suchs as myself.

As a constituent, I ask that you do not allow for this project to pass.

Laura Barrera, MPH

c: (310) 503-0393

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02228-(2)
CONDITIONAL USE PERMIT NO. 201400100**

PROJECT DESCRIPTION

The project is a request to authorize the operation of an existing trucking facility with truck and equipment storage, truck and equipment repair, and offices ("Project") on 8.76 acres located at 20850 Normandie Avenue in the unincorporated community of West Carson ("Project Site") in the MPD (Manufacturing-Industrial Planned) 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. **This grant shall terminate on July 8, 2025.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the trucking and equipment storage and repair facility and satisfaction of Condition No. 2 shall be considered use of this grant.
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 **\$3,000.00**. 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 **two (2) inspections per year, totaling ten (10) inspections, for the first five years and five (5) annual inspections for the next five years, for a total of fifteen (15) inspections over ten years.** 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 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 conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" 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 by **September 8, 2015**.
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 substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the operation of a trucking facility with truck and equipment storage, truck and equipment repair, and offices in the MPD (Manufacturing-Industrial Planned) Zone in the West Carson community. The facility consists of five buildings containing office, storage, repair and maintenance operations totaling 22,165 square feet with the majority of the site used for truck and equipment storage. A truck/equipment wash station also functions on site.
20. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of one parking space for each 500 square feet of floor area. The industrial use has a square footage of 22,165 which would require not less than 44 spaces be provided based on the applicable ratio. If the permittee changes the operation of industrial use so as to require less parking than the minimum requirement, the permittee shall submit an application for REA within 90 days of such occurrence.

If the industrial use 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.

21. The regular business hours for operations of the subject properties for all operations on site shall be restricted to the hours between 8:00 a.m. and 6:00 p.m., Monday through Friday; however, ancillary, inbound/outbound truck trips and loading/unloading operations may take place on the western portion of the project site outside of these regular business hours on a limited basis to meet urgent operational needs. The operator shall maintain a log, detailing the date, time period, and reason of all events that take place outside of these regular business hours. This log shall be provided to the Department upon request. However, all loading and unloading operations are prohibited between the hours of 10:00p.m. and 6:00 a.m. per the County Title 12 Noise Ordinance, section 12.08.460.
22. The operator of the facility shall post along the western and northern exterior fences a sign that includes the contact information for the manager of the facility operations, the phone number for Zoning Enforcement, and the Conditional Use Permit number.
23. The operator of the facility shall send the contact information for the manager of the facility and the phone number for Zoning Enforcement to all the residences along the eastern property line.
24. Any lighting within the parking lot area shall be shielded and directed away from adjacent properties to prevent direct illumination and glare.
25. Within 12 months of the approval of this permit, the permittee shall install a 10-foot tall solid wall along the eastern property line.
26. A 10-foot wide setback area shall be marked on the paved surface along the eastern property line.
27. Parking or placement of any trucks or equipment within ten feet of the eastern property line is prohibited.
28. There shall be no queuing or idling of trucks waiting to enter the site on any adjacent streets.
29. The Permittee shall be required to control on-site vehicle circulation to ensure that vehicles are not queuing in the public right of way and causing a traffic hazard.
30. Ingress and egress routes shall be restricted to Normandie Ave. The site shall provide adequate on-site circulation to enable trucks to circulate on-site. Trucks shall be prohibited from backing into sites from public rights of way.
31. The Permittee shall install automatic gates, a guard station, or other similar mechanism to ensure that trucks do not idle in the public right of way.
32. The Permittee shall prohibit drivers from honking while on site or while awaiting entrance/exit from the site.

33. All equipment and trucks used in the transport of hazardous materials shall be washed off site prior to reentry to the site.
34. The storage of hazardous materials on site is prohibited.
35. The processing of materials on site is prohibited.
36. All parking spaces as shown on the approved Exhibit "A" shall be maintained with paving and striping to the satisfaction of the Department of Regional Planning.
37. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated May 12, 2015.
38. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated November 26, 2014.

Attachments:

Public Works Department Letter dated May 12, 2015

Public Health Department Letter dated November 26, 2014



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

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November 26, 2014

TO: Adrine Arakelian
Regional Planning Assistant II
Department of Regional Planning

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

SUBJECT: CUP CONSULTATION
PROJECT NO. R2014-02228/ CUP201400100
Ecology Control Industries ("ECI")
20850 Normandie Avenue, West Carson

- 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 CUP request for the above referenced project. The project is the continued operation of a trucking, office and company-owned repair and storage of its trucks and equipment on approximately 9 acres. The Department recommends approval of the CUP under the conditions stated below:

Wastewater Disposal and Potable Water Supply

The facility shall remain connected to public water and public sewer as proposed.

Noise

The site and surrounding area is located in a relatively noisy area. The ambient noise is comprised of surrounding industrial and commercial land use, and vehicular sources. There are residential properties along the east property boundary. Based on surrounding land use and existing operations, the operational noise impacts during day activities on nearby residential properties are less than significant. As per local residents, there is alleged operational activity (i.e. truck & container loading) late at night or early hours (2am-5am) at the subject location. The residents advise that the noise at night is disturbing. James Porter, Safety Manager from ECI informed that the early morning activity is due to operations from the trucking company that rents a portion of the lot (south east side).

Based on the above findings, the following conditions are recommended to minimize noise impacts:

- Minimize idling of trucks along the east side of the site (App. Att. 7-30-14);
- Loading and unloading operations between the hours of 10:00 pm and 6:00 am shall be prohibited (reference Title 12 Noise Ordinance, section 12.08.460). (Loading and unloading includes opening or closing or other handling of boxes, crates, Roll-Off Bins, containers (includes but not limited to container vessels), building materials, or similar objects.);
- Prohibit exterior/outside amplified sound of any kind that is audible to residents to the east (App. Att. 7-30-14)

The applicant shall adhere to the requirements of the Los Angeles County Noise Control Ordinance, as contained in Chapter 12.08 of the Los Angeles County Code, Title 12.

If you have questions regarding the Noise section, please contact Robert Vasquez or Evenor Masis of the Toxics-Epidemiology Program at (213)738-3220 or at rvasquez@ph.lacounty.gov and emasis@ph.lacounty.gov.

For any other questions regarding this report, please feel free to contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.



GAIL FARBER, Director

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>

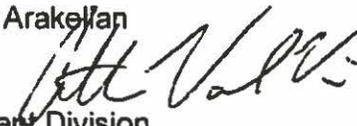
ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

May 12, 2015

IN REPLY PLEASE
REFER TO FILE: LD-2

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Adrine Arakelian

FROM: Art Vander Vis 
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201400100
PROJECT NO. R2014-02228
20850 SOUTH NORMANDIE AVENUE
ASSESSOR'S MAP BOOK NO. 7348, PAGE NO. 20
PARCEL NOS. 3, 4, 7, 8, 9, AND 10
UNINCORPORATED COUNTY COMMUNITY OF WEST CARSON**

We reviewed the CUP for the continued operation and expansion of a truck/equipment repair and storage company located on an approximately 9-acre site. The zone was changed from Zone M-2 to Zone MPD (Manufacturing Planned Development [MPD]) in 1992 and the project, including the northerly two parcels, has not been in compliance. The company handles clean up and removal of industrial waste including petroleum production facilities, chemical manufacturing plants, and other industrial facilities. The company states that no hazardous materials are brought to the site, but trucks and equipment to handle the hazardous materials are returned to the site and washed and repaired on-site. The project is to legalize the use of a truck repair area and the non-permitted truck wash station area including addressing the water quality issues and the outside storage standards.

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

Upon approval of the site plan, we recommend the following conditions. Comply with these conditions or as otherwise modified by Public Works:

1. Road

- 1.1 Close any unused driveways with standard curb, gutter, and sidewalk.
- 1.2 Provide adequate sight distance from all existing/proposed driveways to the sidewalk fronting the site. This means there shall be no solid structures more than 3 feet high within 10 feet of the proposed right of way. This will involve removing the existing 8-foot-high bushes that are currently shown fronting the parking area.
- 1.3 Submit street improvement plans and acquire street improvement plan approval before issuance of a building permit.
- 1.4 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Ruben Cruz of Public Works' Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

2. Building and Safety

- 2.1 Within 90 days of the CUP approval, submit building plans for the unpermitted truck wash station to Public Works' Building and Safety Division, Southwest District office, for review and permit issuance.

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

3. Environmental Programs

- 3.1 Within 90 days of CUP approval, submit as-built plans for the unpermitted existing truck wash station for review and approval to Public Works' Environmental Programs Division. Specific industrial operations are subject to registration and inspections related to implementation of Best Management Practices to prevent stormwater-related pollution (LACC Title 12, Chapter 12.80). Visit http://dpw.lacounty.gov/epd/Industrial_Waste/index.cfm online or call (626) 458-5173 for additional permit information.

Mi Kim
May 12, 2015
Page 3

For questions regarding the environmental programs condition, please contact Nilda Gemeniano of Environmental Programs Division at (626) 458-5184 or ngemeniano@dpw.lacounty.gov.

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

RC:tb

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