



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH  
ENVIRONMENTAL HEALTH**

5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380

June 18, 2019

**CASE: RADV-201500010**

**Project: R2015-03108**

**PLANNER: Ornelas, Norman**

**LOCATION: 4645 TELEGRAPH Road LOS ANGELES CA 90022**

The Department of Public Health-Environmental Health Division has reviewed the SMM North Area Plan Update and has determined zoning consistency update will not impact public health. An advanced planning project to clean up inconsistencies between zoning and land use designation in East LA is being initiated by Los Angeles County. The project consists of zone changes (RZC-201500010), plan amendments (RADV-201500010), and environmental review (RENV-201500225).

NOTE: This case replaces R2009-01063 and the following closed permit cases CUP20090007, RZC200900005, and RENV200900069.

***Public Health recommends Departmental clearance for project.***

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For any questions regarding the report, please contact Vincent Gallegos at the Land Use Program [vgallegos@ph.lacounty.gov](mailto:vgallegos@ph.lacounty.gov)

*Prepared by:  
Vincent Gallegos, REHS  
Environmental Health Specialist IV*

SD-1



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

June 13, 2019

TO: Norman Ornelas Jr.  
Department of Regional Planning

FROM: Julie Yom, AICP   
Planning and CEQA Section

SUBJECT: **RADV-201500010**  
**Project No.: R2015-03108**  
**East Los Angeles Zoning Consistency Update Project**

The proposed project has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). The project will not impact any DPR facilities and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at [jyom@parks.lacounty.gov](mailto:jyom@parks.lacounty.gov) or (626) 588-5311.

## Danny Su

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**From:** Danny Su  
**Sent:** Wednesday, July 3, 2019 6:55 AM  
**To:** Liana Poghosyan  
**Cc:** Kara Plourde; Rudy Rivera; George De La O; Iraj Nasser; Sterling Klippel; Sree Kumar  
**Subject:** RE: Distribute - IS for East LA Consistency Update (Radv-201500010)

Liana,

Stormwater Engineering Division reviewed the Initial Study, and we do not have any comments. We agree that any new development will be reviewed on a project by project basis and be required to comply with established County standards.

Thanks.

Danny Su  
Senior Civil Engineering Assistant  
Los Angeles County Public Works  
(626) 458-6142

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**From:** Liana Poghosyan  
**Sent:** Tuesday, June 25, 2019 12:46 PM  
**To:** Lee Alexanderson <LALEXANDERSON@dpw.lacounty.gov>; Julian Juarez <JJUAREZ@dpw.lacounty.gov>; Ron Lacayo <RLACAYO@dpw.lacounty.gov>; Ed Teran <ETERAN@dpw.lacounty.gov>; Hu Yi <HYI@dpw.lacounty.gov>; Rudy Rivera <RRIVERA@dpw.lacounty.gov>  
**Cc:** Jemellee Cruz <JCRUZ@dpw.lacounty.gov>; Long Thang <LTHANG@dpw.lacounty.gov>; Danny Su <DSu@dpw.lacounty.gov>  
**Subject:** FW: Distribute - IS for East LA Consistency Update (Radv-201500010)  
**Importance:** High

Good afternoon,

Please see the below request and the corresponding attached Initial Study for East Los Angeles Zoning Consistency.

SWPD: East Los Angeles falls under both watersheds (Lower LAR and NE), therefore, I am sending the request for comments to both sections. I'm not sure why SWPD was excluded from the review on EpicLa.

SWMD: East Los Angeles is part in the South Yard and partly in East Yard, therefore, similarly I am sending both yards the request for comments.

Please provide me with comments no later than **COB Tuesday July 2**. Should you have any questions please contact me at your earliest convenience.

Kind regards,

Liana Poghosyan

Civil Engineering Assistant  
Los Angeles County Public Works  
(626) 300-3251

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**From:** Ed Gerlits

**Sent:** Monday, June 17, 2019 12:40 PM

**To:** Kent Tsujii <[KTSUJII@dpw.lacounty.gov](mailto:KTSUJII@dpw.lacounty.gov)>; Rudy Rivera <[RRIVERA@dpw.lacounty.gov](mailto:RRIVERA@dpw.lacounty.gov)>; Clint Lee <[CLLEE@dpw.lacounty.gov](mailto:CLLEE@dpw.lacounty.gov)>; Nilda Gemeniano <[NGEMENIA@dpw.lacounty.gov](mailto:NGEMENIA@dpw.lacounty.gov)>; Steve Lam <[SLAM@dpw.lacounty.gov](mailto:SLAM@dpw.lacounty.gov)>; Sam Abdelhadi <[BABDEL@dpw.lacounty.gov](mailto:BABDEL@dpw.lacounty.gov)>; Andy Narag <[ANARAG@dpw.lacounty.gov](mailto:ANARAG@dpw.lacounty.gov)>; Paul Barbe <[PBARBE@dpw.lacounty.gov](mailto:PBARBE@dpw.lacounty.gov)>; Long Thang <[LTHANG@dpw.lacounty.gov](mailto:LTHANG@dpw.lacounty.gov)>; Jeremy Wan <[JWAN@dpw.lacounty.gov](mailto:JWAN@dpw.lacounty.gov)>

**Cc:** Jeff Pletyak <[JPLETY@dpw.lacounty.gov](mailto:JPLETY@dpw.lacounty.gov)>; George De La O <[GDELAO@dpw.lacounty.gov](mailto:GDELAO@dpw.lacounty.gov)>; Clark Ajwani <[CAJWANI@dpw.lacounty.gov](mailto:CAJWANI@dpw.lacounty.gov)>; Clint Lee <[CLLEE@dpw.lacounty.gov](mailto:CLLEE@dpw.lacounty.gov)>; Inez Yeung <[IYEUNG@dpw.lacounty.gov](mailto:IYEUNG@dpw.lacounty.gov)>; Mahdad Derakhshani <[MDERAKAS@dpw.lacounty.gov](mailto:MDERAKAS@dpw.lacounty.gov)>; Frank Wu <[FWU@dpw.lacounty.gov](mailto:FWU@dpw.lacounty.gov)>

**Subject:** You have a New Assignment within Energov (Radv-201500010)

LDD's Project Entitlement & CEQA Section has sent you a review through EPIC-LA, the County's online permit and inspections portal for land development, building, and public right of way activities. The following is information regarding the requested review:

Project Number	R2015-03286
Plan Name	RADV-201500010
Plan Type	Initial Study
Work Class	AP project
Address	East LA Consistency Update
LDD Project Manager	Ed Gerlits
PCA # / Task #	LRPCEQAG / A559
Comments due July 3, 2019	

**Effective Immediately – Please begin to implement the color scheme and nomenclature found in the link provided below.**

<P:\ldpub\General\Reviews How-To-Guide, Color Coding in Bluebeam Revu>

Please log into Energov (software associated with EPIC-LA) and provide your comments by the due date specified. Additional information is below:

**Comments/Conditions:**

Comments shall be provided in the following manner:

- All redlined markups shall be done in EReview.
  - Once your red marks are applied, save the file under the same name and path.
    - Do not save the file to your hard drive! Everyone should be working off of the same file.
- Email additional comments or conditions directly to the LDD Project Manager.
  - For the time being, DRP has requested that we still send them memos reflecting our comments/conditions. As such, for Entitlement cases we are not going live with the "Corrections" or "Conditions" features within Energov just yet.

**Log-in Info:**

- In order to complete reviews, you will need to visit the links below and log-in using your employee number (example “e123456”) and LA county password (timesheet password).
  - Energov Software: [https://epicpapp.lacounty.gov/EnerGov\\_Prod/EnerGov/](https://epicpapp.lacounty.gov/EnerGov_Prod/EnerGov/)
  - EReview Client: 32-bit System:  
[https://epicpapp.lacounty.gov/ereview\\_32bit\\_prod/EReviewClient/](https://epicpapp.lacounty.gov/ereview_32bit_prod/EReviewClient/)
  - 64-bit System:  
[https://epicpapp.lacounty.gov/EnerGov\\_Prod/EReviewClient/](https://epicpapp.lacounty.gov/EnerGov_Prod/EReviewClient/)
- For first time log-ins, the system may prompt you to change your password. **Do Not** change the password. When prompted to do so, simply re-enter your LA County password.
- For first time log-ins, or when using a different computer, a window may open asking for permission to increase the storage. Click **Yes**, otherwise the Energov program may not open properly.

For questions regarding navigation of Energov or commenting procedures, please contact your Division EPIC-LA representative or the LDD Project Manager listed above.

Thank you.

**From:** Art Vander Vis

**Sent:** Monday, February 20, 2017 7:35 PM

**To: Subject:** EPIC-LA is LIVE!!!

EPIC-LA is now LIVE for DPW!!!

After all the blood, sweat, and tears that you and/or your coworkers put into configuring and testing the workflows for your division over the past year, EPIC-LA (DPW Phase 1) went live this weekend!

EPIC-LA is the County’s (yes, County’s, not Department’s) online permit and inspections portal for land development, building, and public right of way activities. Phase 1 consists of land development related studies and improvement plan reviews and approvals. It also includes the reviewing, commenting, and conditioning of Regional Planning cases. All applicants are encouraged to apply for and submit their projects online. They can also pay for their project invoices by credit card or eCheck, both with a limit of \$50,000. Coming soon: We are in the process of make YouTube videos to help the public and employees use the system. The Land Development Division Tracking System data was migrated successfully over the weekend. It is now in a “read only” state. For the other divisions, no data was migrated. For existing projects, continue the current review of project documents as you have been doing. However, the next submittal/review must be done online. If the case does not yet exist, create a new one per your training instructions.

To keep applicants informed of the status of their project, they will need to register on the website and have their online ID connected to their EPIC-LA contact record. You, as a reviewer, must add their contact record to the project. They will then be able to submit documents for your review and keep apprised of the status of the review. Again, if you have any questions, please contact your EPCI-LA team member. To pay fees, you must first assess the fees and then turn them into an invoice. They will then be able to pay them online or over the counter.

Hopefully, you remember all of your training. If not, please contact you division’s EPIC-LA team members for help. The links to the appropriate websites that you need to conduct your work are as follows (use your mylacounty.gov login ID and Password):

**EPIC-LA EReview (Orange E)**

[https://epicpapp.lacounty.gov/EnerGov\\_Prod/EReview/EReviewClient/ereview.htm](https://epicpapp.lacounty.gov/EnerGov_Prod/EReview/EReviewClient/ereview.htm) This is the site, in conjunction with Bluebeam, County employees use to review plans and provide comments that have been assigned to them.

**EPIC-LA (Blue E)**

[https://epicpapp.lacounty.gov/EnerGov\\_Prod/EnerGov/](https://epicpapp.lacounty.gov/EnerGov_Prod/EnerGov/) This is the site County employees use to update projects and check project status.

The link used by the public to conduct their business with us is:

**EPIC-LA Web Portal**

<https://epicla.lacounty.gov> This is the site the applicants and developers will use to register themselves and apply for, submit plans on, and pay for projects. This is not for County employees to use.

Some terminologies used by people working on this project:

Tyler Technologies – The company that produced the software and provided the consulting services for this project.

Energov – The software made by Tyler Technologies that is used for this project.

CSS – The website software made by Tyler Technologies that is used for the public facing portal for this project.

EPIC-LA – Los Angeles County’s implementation of Energov and CSS.

If you have ANY questions that can’t be answered by your division’s project team members, by all means contact me! If I missed anyone that you know should have gotten this email and didn’t, please forward this to them. Tyler will have staff onsite this week to help with any questions that arise and/or any configuration settings that need to be updated.

Thanks,

EPIC-LA DPW Project Manager

Arthur Vander Vis, PE

Principal Engineer

Land Development Division

Los Angeles County Department of Public Works

(626) 458-4943

Ed Gerlits, P.E.

Associate Civil Engineer

Los Angeles County Public Works

Office: (626) 458-4953

Ed Gerlits, P.E.

Associate Civil Engineer

Los Angeles County Public Works

Office: (626) 458-4953

## WATER RESOURCES CORE SERVICE AREA RESPONSE

Request #: RADV-201500010

Request Information: The project is proposing to change the East LA Community Plan and Zoning, due to land use inconsistencies, which will affect 118 parcels located within the project area.

Date Assigned to the Water CSA: 6/18/2019

We have reviewed the request and our response is as follows:

<b>Response</b>	The Water CSA has no objections to the request.
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### INTERNAL COMMENTS:

For reference, attached are the original responses from the following Divisions.

- SWMD: 6/28/2019
- SWED: 7/3/2019
- SWPD(LLAR): 7/2/2019
- SWPD(NE): 7/2/2019

CSA Response Date: July 3, 2019

CSA Response Coordinated by: L. Poghosyan

## Liana Poghosyan

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**From:** Win Naing  
**Sent:** Friday, June 28, 2019 12:07 PM  
**To:** Liana Poghosyan  
**Cc:** Long Thang; Jemellee Cruz; Ron Lacayo; Ed Teran; Hu Yi; Armond Ghazarian  
**Subject:** FW: Distribute - IS for East LA Consistency Update (Radv-201500010) - Due 7/2/19  
**Attachments:** Initial\_Study\_ELA Zoning Consistency\_v1.pdf; Zone Changes and Plan Amendments\_v1.pdf

**Importance:** High

Liana,  
SWMD-South has reviewed the subject IS. We find it has minimal or no impact on our facilities and operations. We have no objections nor comments on it.

Win Naing, PE  
Associate Civil Engineer  
Los Angeles County Public Works  
O:(562) 861-0316; M:(626) 482-1018

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**From:** Jemellee Cruz  
**Sent:** Tuesday, June 25, 2019 1:27 PM  
**To:** Win Naing <WNAING@dpw.lacounty.gov>  
**Cc:** Ron Lacayo <RLACAYO@dpw.lacounty.gov>  
**Subject:** Distribute - IS for East LA Consistency Update (Radv-201500010) - Due 7/2/19  
**Importance:** High

Win, pls. review and provide comments back to Liana.

Thank you.

Jemellee Cruz, P.E.  
Civil Engineer  
Los Angeles County Public Works  
(562) 861-0316

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**From:** Liana Poghosyan  
**Sent:** Tuesday, June 25, 2019 12:46 PM  
**To:** Lee Alexanderson <LALEXANDERSON@dpw.lacounty.gov>; Julian Juarez <JJUAREZ@dpw.lacounty.gov>; Ron Lacayo <RLACAYO@dpw.lacounty.gov>; Ed Teran <ETERAN@dpw.lacounty.gov>; Hu Yi <HYI@dpw.lacounty.gov>; Rudy Rivera <RRIVERA@dpw.lacounty.gov>  
**Cc:** Jemellee Cruz <JCRUZ@dpw.lacounty.gov>; Long Thang <LTHANG@dpw.lacounty.gov>; Danny Su <DSu@dpw.lacounty.gov>  
**Subject:** Distribute - IS for East LA Consistency Update (Radv-201500010)  
**Importance:** High

Good afternoon,

## Liana Poghosyan

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**Sent:** Wednesday, July 3, 2019 6:55 AM  
**To:** Liana Poghosyan  
**Cc:** Kara Plourde; Rudy Rivera; George De La O; Iraj Nasseri; Sterling Klippel; Sree Kumar  
**Subject:** RE: Distribute - IS for East LA Consistency Update (Radv-201500010)

Liana,

Stormwater Engineering Division reviewed the Initial Study, and we do not have any comments. We agree that any new development will be reviewed on a project by project basis and be required to comply with established County standards.

Thanks.

Danny Su  
Senior Civil Engineering Assistant  
Los Angeles County Public Works  
(626) 458-6142

---

**From:** Liana Poghosyan  
**Sent:** Tuesday, June 25, 2019 12:46 PM  
**To:** Lee Alexanderson <LALEXANDERSON@dpw.lacounty.gov>; Julian Juarez <JJUAREZ@dpw.lacounty.gov>; Ron Lacayo <RLACAYO@dpw.lacounty.gov>; Ed Teran <ETERAN@dpw.lacounty.gov>; Hu Yi <HYI@dpw.lacounty.gov>; Rudy Rivera <RRIVERA@dpw.lacounty.gov>  
**Cc:** Jemellee Cruz <JCRUZ@dpw.lacounty.gov>; Long Thang <LTHANG@dpw.lacounty.gov>; Danny Su <DSu@dpw.lacounty.gov>  
**Subject:** FW: Distribute - IS for East LA Consistency Update (Radv-201500010)  
**Importance:** High

Good afternoon,

Please see the below request and the corresponding attached Initial Study for East Los Angeles Zoning Consistency.

SWPD: East Los Angeles falls under both watersheds (Lower LAR and NE), therefore, I am sending the request for comments to both sections. I'm not sure why SWPD was excluded from the review on EpicLa.

SWMD: East Los Angeles is part in the South Yard and partly in East Yard, therefore, similarly I am sending both yards the request for comments.

Please provide me with comments no later than **COB Tuesday July 2**. Should you have any questions please contact me at your earliest convenience.

Kind regards,

Liana Poghosyan

## Liana Poghosyan

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**From:** Ezekiel Okoya  
**Sent:** Tuesday, July 2, 2019 3:59 PM  
**To:** Liana Poghosyan  
**Cc:** Lee Alexanderson  
**Subject:** RE: Distribute - IS for East LA Consistency Update (Radv-201500010)

Hi Liana,

LLAR Section has reviewed the Initial Study for the for the East LA Zoning Consistency and we have no comments.

If you have any questions, please let me know.

Thanks.

Zeke Okoya  
Associate Civil Engineer  
Los Angeles County Public Works  
Office: (626) 300-4592

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**From:** Lee Alexanderson  
**Sent:** Tuesday, June 25, 2019 12:57 PM  
**To:** Ezekiel Okoya <[EOKOYA@dpw.lacounty.gov](mailto:EOKOYA@dpw.lacounty.gov)>  
**Subject:** FW: Distribute - IS for East LA Consistency Update (Radv-201500010)  
**Importance:** High

Lee Alexanderson, P.E.  
(626) 458-4370

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**From:** Liana Poghosyan  
**Sent:** Tuesday, June 25, 2019 12:46 PM  
**To:** Lee Alexanderson <[LALEXANDERSON@dpw.lacounty.gov](mailto:LALEXANDERSON@dpw.lacounty.gov)>; Julian Juarez <[JJUAREZ@dpw.lacounty.gov](mailto:JJUAREZ@dpw.lacounty.gov)>; Ron Lacayo <[RLACAYO@dpw.lacounty.gov](mailto:RLACAYO@dpw.lacounty.gov)>; Ed Teran <[ETERAN@dpw.lacounty.gov](mailto:ETERAN@dpw.lacounty.gov)>; Hu Yi <[HYI@dpw.lacounty.gov](mailto:HYI@dpw.lacounty.gov)>; Rudy Rivera <[RRIVERA@dpw.lacounty.gov](mailto:RRIVERA@dpw.lacounty.gov)>  
**Cc:** Jemellee Cruz <[JCRUZ@dpw.lacounty.gov](mailto:JCRUZ@dpw.lacounty.gov)>; Long Thang <[LTHANG@dpw.lacounty.gov](mailto:LTHANG@dpw.lacounty.gov)>; Danny Su <[DSu@dpw.lacounty.gov](mailto:DSu@dpw.lacounty.gov)>  
**Subject:** FW: Distribute - IS for East LA Consistency Update (Radv-201500010)  
**Importance:** High

Good afternoon,

Please see the below request and the corresponding attached Initial Study for East Los Angeles Zoning Consistency.

## Liana Poghosyan

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**From:** Youssef Chebabi  
**Sent:** Tuesday, July 2, 2019 4:17 PM  
**To:** Julian Juarez; Liana Poghosyan  
**Subject:** RE: Distribute - IS for East LA Consistency Update (Radv-201500010)

I have no comments  
It pertains to rezoning certain parcels in East LA

Youssef Chebabi, P.E.  
Civil Engineer  
Los Angeles County Public Works  
Office: (626) 458-4313

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**From:** Julian Juarez  
**Sent:** Tuesday, July 2, 2019 4:08 PM  
**To:** Youssef Chebabi <[YCHEBABI@dpw.lacounty.gov](mailto:YCHEBABI@dpw.lacounty.gov)>  
**Subject:** FW: Distribute - IS for East LA Consistency Update (Radv-201500010)

??

Best,

Julian Juarez  
Senior Civil Engineer  
Los Angeles County Public Works  
(626) 458-7149

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**From:** Liana Poghosyan  
**Sent:** Tuesday, July 02, 2019 3:38 PM  
**To:** Lee Alexanderson <[LALEXANDERSON@dpw.lacounty.gov](mailto:LALEXANDERSON@dpw.lacounty.gov)>; Julian Juarez <[JJUAREZ@dpw.lacounty.gov](mailto:JJUAREZ@dpw.lacounty.gov)>; Rudy Rivera <[RRIVERA@dpw.lacounty.gov](mailto:RRIVERA@dpw.lacounty.gov)>  
**Cc:** Long Thang <[LTHANG@dpw.lacounty.gov](mailto:LTHANG@dpw.lacounty.gov)>; Danny Su <[DSu@dpw.lacounty.gov](mailto:DSu@dpw.lacounty.gov)>  
**Subject:** RE: Distribute - IS for East LA Consistency Update (Radv-201500010)

Good afternoon,

Can you please provide me with the status of this review? Notice it is due COB today.

Kind regards,

Liana Poghosyan  
Civil Engineering Assistant  
Los Angeles County Public Works  
(626) 300-3251