



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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P.O. BOX 1460
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October 10, 2023

IN REPLY PLEASE

REFER TO FILE: **LD-4**

TO: Carmen Sainz
Metro Development Services
Department of Regional Planning

Attention Evan Sahagun

FROM: James Chon 
Land Development Division

VARIANCE (RPPL2023001583)
7507 CROCKETT BOULEVARD
ASSESSOR'S MAP BOOK 6025, PAGE 14, PARCEL 32
UNINCORPORATED FLORENCE – FIRESTONE

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes a variance request to build a new 1,551-square-foot, three-story duplex on a non-standard 1,734-square-foot lot.

- ☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

1. Street

- 1.1. Prior to issuance of a building permit, submit street improvement plans, through EPIC-LA under "Public Improvement Plans: Street Plans," to Public Works for review and approval for the construction of the new driveway.
- 1.2. Prior to issuance of a Certificate of Occupancy, construct the new driveway on Crockett Boulevard.

For questions regarding the street condition, please contact Alyssa Eckley of Public Works, Land Development Division, at (626) 458-4921 or aeckley@pw.lacounty.gov.

Carmen Sainz
October 10, 2023
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If you have any questions, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4921 or egerlits@pw.lacounty.gov.

EG:la

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COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2023001583

PROJECT NUMBER: Duplex (Variance) @
7507 Crockett Blvd

CITY/COMMUNITY: Florence-Firestone

STATUS: Cleared

PROJECT ADDRESS: 7507 Crockett Boulevard
Los Angeles, CA 90001

DATE: 04/04/2024

CONDITIONS

1. This project is cleared to proceed to public hearing.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.



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January 25, 2024

TO: Carmen Sainz
Supervising Regional Planner
Department of Regional Planning

Attention: Evan Sahagun

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST-VARIANCE
CASE: RPPL2023001583
PROJECT: VARIENCE, DUPLEX @ 7507 CROCKETT BLVD.
7507 CROCKETT BLVD. LOS ANGELES CA 90001

Thank you for the opportunity to review the application and project located at the subject property. This project is a variance request to build a three-story duplex. The subject parcel is 1, 734 square feet in R-2 zone (minimum of 5,000 square feet of required area). The property is a non-conforming lot due to size and will require a Conditional Certificate of Compliance to be recorded.

Public Health recommends the approval of the aforementioned project. This is conditioned by the current use of public water and wastewater systems. The applicant provided a water "Will Serve" letter from Golden State Water Company dated December 18, 2023. Moreover, the applicant provided a sewer "Will Serve" letter from Los Angeles County Sanitation Districts dated January 12, 2024. Any change of methods for the provisions of potable water and sewage disposal shall invalidate this approval.

- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends the approval of the aforementioned project.
- ☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

The applicant shall abide by all applicable requirements contained in Title 12, Chapter 12.08 - Noise Control Ordinance of the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to 12.08.390 (Exterior Noise Standards), 12.08.440 (Construction Noise) and 12.08.530 (Residential Air-Conditioning or refrigeration equipment).

1.1 Exterior Noise

Ordinance:

12.08.390 Exterior Noise Standards

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards in Table 1.

Exterior Noise Standards, dBA						
Area	Duration	Std # 1 = L50	Std # 2 = L25	Std # 3 = L8.3	Std # 4 = L1.7	Std # 5 = L0
		30min/hr	15min/hr	5 min/hr	1 min/hr	At no time
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

1.2 Construction Noise

Ordinance:

12.08.440 Construction Noise

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for

emergency work of public service utilities or by variance issued by the health officer is prohibited (See Table 2 and 3).

- A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed

- B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed

1.3 Community Noise

Ordinance:

12.08.530 Residential air conditioning or refrigeration equipment

Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited (See Table 4).

Measuring Location	Units Installed on or after January 1, 1980, dBA
Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.	55
Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.	50
Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.	50

Table 4. dBA levels not to be exceeded on the neighboring property

Findings:

The subject site was surrounded by residential zoned properties in all directions. Per applicant, measures will be taken to minimize noise and dust originating from the construction activities. Specifically, acoustic blanket, mufflers and dust suppression measures will be utilized.

On September 29, 2023, noise levels were measured using a sound level meter (Larson Davis Sound Advisor 831C) set to A-weighting

(dBA) approximately five feet of the subject property line to determine background noise levels.

As shown in Table 5 below, the exterior ambient noise level results exceeded residential L50, L25, L8.3, L1.7, and L0 noise standards. As a result, the ambient noise level becomes the exterior noise standards.

Exterior Noise Standards, dBA											
Zone	Duration	Std # 1 = L50		Std # 2 = L25		Std # 3 = L8.3		Std # 4 = L1.7		Std # 5 = L0	
		30min/hr	Result	15min/hr	Result	5min/hr	Result	1min/hr	Result	At no time	Result
Residential	11:18 am to 12:21 pm	50	56.8	55	63.0	60	68.1	65	76.2	70	87.1

Table 5. Std = Standard dB that may not exceed the cumulative period

1.4 Recommendations

1.4.1 Construction Noise

Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

1.4.2 Community noise

1. Ensure air-conditioner condensers noise level do not exceed 50 dBA at the neighboring property line.
2. Noise-attenuating sound wall is recommended on the property line to minimize the exterior noise level for the new building.
3. If warranted, it is also recommended to utilize noise-

attenuating building material to minimize interior noise level.

1.4.3 Air Quality Recommendation

During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as *Coccidioides immitis*, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable Air Quality Management District regulations.

Prior to starting to demolition of the existing structures, asbestos, lead-based paint, or other hazardous material need to be identified and properly removed. Adhere to all applicable rules and regulations including the Air Quality Management District regulations.

For questions regarding above comments, please contact Yonas Taye of Public Health, Environmental Hygiene Program at (626) 430-5201 or ytaye@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Planning & Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_CLEARED_7507 CROCKETT BLVD. LOS ANGELES CA 90001_RPPL2023001583_01.25.2024