



MARK PESTRELLA, 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>

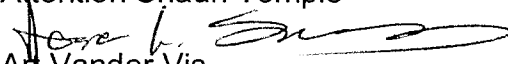
ADDRESS ALL CORRESPONDENCE  
TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE:

December 23, 2019

TO: Nooshin Paidar  
Zoning Permits West Section  
Department of Regional Planning

Attention Shaun Temple

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

**RCUP-200600261**  
**9401 S ALAMEDA STREET**  
**ASSESSOR'S MAP BOOK 6046, PAGE 8, PARCEL 10**  
**COUNTY UNINCORPORATED COMMUNITY OF FLORENCE/FIRESTONE**

Thank you for the opportunity to review the zoning permit application and the site plan for the subject project. The Conditional Use Permit is to legalize the operation of the existing auto-dismantling, pallet yards, auto parts sales, and recycling facility.

- 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 grading or building permit, submit street improvement plans to Public Works through the EPIC-LA portal under "Public Improvement Plans: Street Plans" that reflects the following for review and approval.

Be advised that we currently have no known County construction project within the limits of your project. Should a County project be scheduled and

constructed ahead of the applicant's development, a pavement moratorium may be imposed that would restrict any pavement work for two years. Exceptions could be made if acceptable rehabilitation measures are provided. The applicant is encouraged to monitor <http://pw.lacounty.gov/gmed/lacroads/Find.aspx> periodically to determine if any future County projects have been scheduled or to determine whether a pavement moratorium currently exist along streets fronting the project location.

- 1.1.1 Close all unused driveways on Alameda Street, 94th Street, and 95th Street with standard curb, gutter, and sidewalk.
  - 1.1.2 Provide and maintain 10'X10' pedestrian sight triangles from all proposed driveways to the back of the sidewalk. This means there shall be no solid structures such as fences, walls, or landscaping more than 3.5' high within the pedestrian sight triangles.
  - 1.1.3 All vehicular gates shall open inward or slide to the side and remain open during business hours.
- 1.2 Prior to issuance of a Certificate of Occupancy, construct all required street improvements or execute an Agreement to Improve.

For questions regarding road conditions, please contact Ed Gerlits of Land Development Division at (626) 458-4953 or [egerlits@pw.lacounty.gov](mailto:egerlits@pw.lacounty.gov).

## 2. Environmental Programs

Prior to issuance of a Certificate of Occupancy:

- 2.1. Provide adequate recyclable storage areas for collection and storage of recyclable waste. Comply with California Solid Waste Reuse and Recycling Access Act of 1991. Please contact Public Works, Environmental Programs Division at (626) 458-2193 for additional information.
- 2.2. Comply with best management practices to prevent stormwater- related pollution and obtain industrial waste permits as applicable. For additional information, please contact Environmental Program's Storm Water Unit at (626) 458-3517 or visit the Department of Public Works' website at [www.pw.lacounty.gov](http://www.pw.lacounty.gov).

Nooshin Paidar  
December 23, 2019  
Page 3

For questions regarding the environmental programs conditions, please contact Nilda Gemeniano of Public Works, Environmental Programs Division at (626) 458-5184 or [ngemenia@pw.lacounty.gov](mailto:ngemenia@pw.lacounty.gov).

If you have any other questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division at (626) 458-4953 or [egerlits@pw.lacounty.gov](mailto:egerlits@pw.lacounty.gov).

**ECG:**

P:\dpub\SUBPCHECK\Plan Checking Files\CUP\CUP 200600261 - 9401 South Alameda Street\RCUP-200600261\2019-12-04 RCUP-200600261 SUBMITTAL\DPW\_Cleared\_RCUP-200600261\_20191223.docx



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RCUP-200600261  
PROJECT NUMBER: R2006-01160

MAP DATE: December 4, 2019  
PLANNER: Shaun Temple

---

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO  
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE  
FOLLOWING CONDITIONS OF APPROVAL.**

1. Maintain access as shown on the site plan.

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

**For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or [Joseph.Youman@fire.lacounty.gov](mailto:Joseph.Youman@fire.lacounty.gov).**



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH  
DIVISION OF ENVIRONMENTAL HEALTH  
5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380**

**April 21, 2020**

**CASE: RCUP-200600261  
PROJECT: R2006-01160  
PLANNER: Temple, Shaun  
LOCATION: 9401 S Alameda Street Los Angeles CA 90002**

The Department of Public Health (DPH) - Environmental Health Division has reviewed the above project to propose a Conditional Use Permit to legalize the operation of the existing auto-dismantling business, pallet yard storage, auto parts sales, and the recycling facility. The applicant provided a signed January 29, 2020 water "Will Serve" letter from the Golden State Water Company indicating that water service can be provided and a January 28, 2020 email from the Customer Service representative of the Sanitation Districts of Los Angeles County indicating that the project is currently connected to the sewer.

***Public Health requires that the conditions or information requested below are addressed prior to agency approval.***

---

Please contact Shayne LaMont, Land Use Program for any questions regarding this report: [slamont@ph.lacounty.gov](mailto:slamont@ph.lacounty.gov).