



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

December 19, 2024

IN REPLY PLEASE

REFER TO FILE: **LD-4**

TO: Carmen Sainz
Metro Development Services
Department of Regional Planning

Attention Elsa Rodriguez

FROM: James Chon 
Land Development Division

**CONDITIONAL USE PERMIT (RPPL2023001916)
TRUCK STORAGE AND WAREHOUSE
400 WEST ROSECRANS AVENUE
ASSESSOR'S MAP BOOK 6129, PAGE 1, PARCELS 23, 28, AND 29
UNINCORPORATED WILLOWBROOK**

As requested, Public Works reviewed the zoning permit application and site plan for an outdoor truck or trailer storage or parking that is ancillary to the primary warehouse use in a Green Zones District and the West Rancho Dominguez-Victoria Community Standards District. The existing industrial buildings are to be partially demolished.

- ☒ 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 reflect 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 <https://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. Reconstruct the existing driveway on West Rosecrans Avenue to meet Americans with Disabilities Act guidelines. This may require additional street right-of-way pop-out around sidewalk obstructions.
- 1.1.2. Provide and maintain 10' x 10' pedestrian sight triangles from all 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 feet high within the pedestrian sight triangles.
- 1.1.3. Close all unused driveways on West Rosecrans Avenue with standard curb, gutter, and sidewalk.
- 1.1.4. Plant street trees along the property frontage on West Rosecrans Avenue. Contact Public Works, Road Maintenance Division (Maintenance District 232 office), at (310) 326-3881 to obtain the desirable tree species.
- 1.1.5. Underground all new utility lines <50kV.
- 1.2 Prior to the issuance of a Certificate of Occupancy, construct all required street improvements or execute an Agreement to Improve.

For questions regarding the street conditions, please contact Sam Richards of Public Works, Land Development Division, at (626) 458-4921 or srich@pw.lacounty.gov.

2. Drainage

- 2.1. Prior to issuance of a grading or building permit, comply with the approved hydrology study and Low-Impact Development Plan.

For questions regarding the drainage condition, please contact Lonnie Chung of Public Works, Land Development Division, at (626) 458-7102 or lchung@pw.lacounty.gov.

3. Grading

3.1. Prior to issuance of a grading or building permit:

3.1.1. Provide approval of the grading plan by Public Works, Geotechnical and Materials Engineering Division.

3.1.2. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing cross-lot drainage.

3.2. Submit grading plans, through EPIC-LA under "Grading Plan Check: Grading Plan," to Public Works for review and approval. The grading plan must show and call out the following items including, but not limited to, construction of all drainage devices and details; paved driveways; elevation and drainage of all pads, SUSMP, and LID devices (fill in whichever is applicable); and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

For questions regarding the grading conditions, please contact Dennis Tovar of Public Works, Land Development Division, at (626) 458-3134 or dtovar@pw.lacounty.gov.

4. Streetlighting

4.1. Prior to issuance of a Certificate of Occupancy, comply with the streetlighting conditions per the attached Public Works, Traffic Safety and Mobility Division, memo dated April 23, 2024.

For questions regarding the streetlighting condition, please contact Sergio Chavez Jr. of Public Works, Traffic Safety and Mobility Division, at (626) 300-4733 or schavez@pw.lacounty.gov.

5. Water

5.1. Prior to issuance of a Certificate of Occupancy, comply with all the requirements stipulated by the Will Serve letter issued by the water purveyor.

Carmen Sainz
December 19, 2024
Page 4

For questions regarding the water condition, please contact Mr. Richards of Public Works, Land Development Division, at (626) 458-4921 or srich@pw.lacounty.gov.

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

DK:la

P:\ldpub\SUBPCHECK\Plan Checking Files\CUP\RPPL2023001916 - 400 W Rosecrans Avenue\2024-12-03 Submittal\DPW_Cleared_2024-12-19_RPPL2023001916.docx



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:	RPPL2023001916	PROJECT NUMBER:	Truck Storage and Warehouse @ 400 W Rosecrans
CITY/COMMUNITY:	Rosewood/East Gardena	STATUS:	Cleared
PROJECT ADDRESS:	14400 S Figueroa Street REAR Gardena, CA 90248	DATE:	05/09/2024

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.



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District


Janice Hahn
Fourth District

Kathryn Barger
Fifth District

May 07, 2024

TO: Carmen Sainz
Supervising Regional Planner
Department of Regional Planning

Attention: Elsa Rodriguez

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

SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2023001916
400 W. ROSECRANS AVENUE GARDENA CA 90248

Thank you for the opportunity to review the application for the project located above. This project requests a Conditional Use Permit for warehouse use, outdoor truck and trailer storage, and parking area for an existing building. Improvements include demolishing four existing structures and removing a section of an existing structure to allow for vehicle access. 8-foot concrete block walls are to be constructed along perimeter of the property.

Public Health recommend clearance 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 (GSWC) dated April 12, 2024. Also, provided a copy of the Annual Secured Property Tax Bill for fiscal year July 01, 2023, to June 30, 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 clearance 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 12.08.390, 12.08.440, 12.08.530 - Noise Control Ordinance of the County of Los Angeles (reference available at municode.com).

3.1 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	Std # 2	Std # 3	Std # 4	Std # 5
		30min/hr L50	15min/hr L25	5 min/hr L8.3	1 min/hr L1.7	At no time L0
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

3.2 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.

3.3 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 2).

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 2. dBA levels not to be exceeded on the neighboring property.

3.4 Findings

3.4.1 Exterior noise

Noise levels were measured, using a sound level meter at the northwestern corner of the property on September 21, 2023, to determine background noise levels.

The exterior background noise level result exceeded the L0 noise standard (See Table 3). Based on the proposed business plan and findings, daily operational activities would likely not violate the exterior noise standards because:

1. The proposed 8-foot cement block wall would likely attenuate noise generated by the business.
2. The two adjacent industrial buildings west of the subject property have no windows facing the subject property.
3. An 85-foot-wide railroad right-of-way to the east separates the subject property from an adjacent industrial property.
4. A 140-foot open field to the south separates the subject property from an adjacent industrial property.

Exterior Noise Standards, dBA-Industrial											
Area Background	Duration	Std # 1 = L50		Std # 2 = L25		Std # 3 = L8.3		Std # 4 = L1.7		Std # 5 = L0	
		30min/hr	Result	15min/hr	Result	5 min/hr	Result	1 min/hr	Result	At no time	Result
Industrial: 14502 S. Figueroa St. Gardena CA 90248	7:32 pm – 8:32 pm	70	64.2	75	67.1	80	70.1	85	74.5	90	95.5

Table 3. Std = Standard dB that may not exceed the cumulative period.

3.4.2 Construction Noise

Noise from construction activities, such as demolition, may impact the adjacent properties.

4.5 Recommendation

4.5.1 Based on the proposed business and findings, activities from warehouse should comply with requirements contained in Title 12, Section 12.08.190, 12.08.390, 12.08.530, Noise Control Ordinance for the County of Los Angeles. The below activities should be minimized or monitored closely so as not to impact neighbors.

1. Impulsive noise: Shall not exceed 80 dBA at the commercial property and 90 dBA at the industrial property.
 - a. Attaching and detaching containers
 - b. Dropping/dragging container
 - c. Engagement of vehicle backup alarms
2. Vehicle idling for a prolonged period
3. Outdoor unloading and loading
4. Stationary/nonstationary equipment
5. Operating a PA System

4.5.2 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.
5. Trash collection

4.5.3 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.

Carmen Sainz

May 07, 2024

Page 5 of 5

For questions regarding above comments, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@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_400 W. ROSECRANS AVENUE GARDENA CA 90248_RPPL2023001916_05.07.2024