

APPLICANT

Date 4-20-16

Zoning Section
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

PROJECT NO/CUP NO.: R 2014-00881-C5

APPLICANT: Robert FRIEDMAN

LOCATION: VACANT SITE ADJ to Sierra Hwy Acton
APN 3217-021-022

Zoned District

Related zoning matters:

CUP(s) or VARIANCE No. 201400037

Change of Zone Case No. _____

Other _____

This is an appeal on the decision of the Regional Planning Commission in the subject case. This form is to be presented with a check or money order, payable to the Board of Supervisors, along with personal identification, prior to the appeal deadline at 5:00 p.m. at the above address. (Appeal fees subject to change) Contact the Zoning section of the Board of Supervisors for more information: (213) 974-1426.

This is to appeal: (Check one)

The Denial of this request \$7,425* OR

2 or less conditions of the Project to be listed below: \$866.00*

*For Subdivisions \$260.00 of this amount is to cover the cost of the hearing by the Board of Supervisors

condition # 19 (DRIVE thru)

Briefly, explain the reason for this appeal is as follows (attach additional information if necessary):

SEE Attached

x
(Signed)



Appellant

PAUL ZEROUNIAN

Print Name

18522 Oldenburg Lane
Granada Hills CA 91244

Street Address

91244

City/Zip

661-510-6534

Day Time Telephone Number

PRIMOZIO@AOL.COM

Email Address



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 6, 2016

Robert Friedman
2059 E. Foothill Blvd.
Pasadena, CA 91107

**REGARDING: PROJECT NO. R2014-00881-(5)
CONDITIONAL USE PERMIT NO. 201400037
VACANT SITE ADJ. TO SIERRA HWY., ACTON (APN: 3217-021-022)**

The Regional Planning Commission, by its action of **April 6, 2016**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **April 20, 2016**. **Appeals must be delivered in person.**

Appeals:

To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Kristina Kulczycki of the Zoning Permits North Section at (213) 974-6443, or by email at kkulczycki@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Rob Glaser, Supervising Regional Planner
Zoning Permits North Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion),
Notice of Determination (1 original, 1 copy)
c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement;

RG:KK

CC 060412

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-00881-(5)
CONDITIONAL USE PERMIT NO. 201400037**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted duly-noticed public hearings in the matter of Conditional Use Permit No. 201400037 ("CUP") on March 9, 2016 and April 6, 2016.
2. The permittee, Robert Friedman ("permittee"), requests the CUP to authorize construction of a 6,000-square-foot retail building containing three tenant spaces, a 3,300-square-foot restaurant with drive-through services, and a 1,600-square-foot accessory storage building as well as a reduction in the number of required trees within the landscaped setback area ("Project") on a property located at Assessor Parcel Number 3217-021-022, a vacant property located approximately 320 feet southwest of the intersection of Crown Valley Road and Sierra Highway in the unincorporated community of Acton ("Project Site") in the C-RU-DP (Rural Commercial-Development Program) Zone pursuant to Los Angeles County Code ("County Code") Sections 22.28.390 and 22.40.040.
3. The CUP is required because of the (-)DP combining zone, pursuant to County Code Section 22.40.040, which allows any use permitted in the basic zone (C-RU) if a CUP has been obtained. Pursuant to County Code Section 22.28.390, a CUP is also required for drive-through services in the C-RU Zone.
4. The Project Site is 1.95 acres in size and consists of one legal lot. The Project Site is irregular in shape with gently-sloping topography and is currently vacant land.
5. The Project Site is located in the Acton Community Standards District ("CSD") and the Soledad Zoned District. The Project Site is currently zoned C-RU-DP (Rural Commercial-Development Program).
6. The Project Site is located within the Rural Commercial ("CR") land use category of the 2015 Antelope Valley Area Plan Land Use Policy Map.
7. Surrounding zoning within a 500-foot radius includes:
 - North: A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area), C-RU (Rural Commercial), and C-RU-DP
 - South: A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) and C-RU
 - East: C-RU
 - West: A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) and C-RU-DP
8. Surrounding land uses within a 500-foot radius include:

North: A commercial center, a communication utility site, vacant land, a single-family residence, apartments, a feed and grain sales store, a frame shop, and mobile home sales
South: Antelope Valley Freeway (SR-14) and vacant land
East: Fast-food restaurants and a gas station with mini-market
West: Vacant land, commercial shops, and a restaurant

9. The Project Site was rezoned to A-1-10,000 in 1958 and was rezoned again to C-3-DP in 2007. The Project Site was rezoned to C-RU-DP and the land use plan category was changed to Rural Commercial with the adoption of the 2015 Antelope Valley Area Plan and Ordinance No. 2015-0021Z on June 16, 2015.
10. The site plan for the Project depicts the 1.95-acre property with Sierra Highway to the north and the Antelope Valley Freeway to the south. There are two driveways along the northern property line that are accessible from Sierra Highway. There are three proposed buildings depicted on the site: the 3,300-square-foot restaurant and drive-through near the eastern property line, the 6,000-square-foot commercial building adjacent to the western property line, and a 1,600-square-foot storage building in the southwestern corner. The request includes grading, consisting of 590 cubic yards of cut and 590 cubic yards of fill, as part of the construction activities. The site plan identifies 14,850 square feet of landscaping provided on-site. Customer parking is proposed in front of the retail building as well as to the west of the restaurant. An equestrian hitching post will be located near the northeastern corner of the retail building. Behind the retail building are several additional parking spaces, a loading space, and a trash enclosure. There are several parking spaces, a loading area, and a trash enclosure southwest of the restaurant as well.
11. No bicycle parking is depicted on the site plan and the signage depicted on the plans is incorrect. No signage will be permitted on the storage building. Additionally, the amount of signage on the restaurant and retail building exceeds the allowable area. Internal illumination is proposed but, the Acton Community Standards District prohibits internal illumination. Lastly, the proposed monument sign exceeds the allowed height and area. Therefore, revised plans would need to be submitted following the hearing that depict bicycle parking and signage that meet the development standards listed in the County Code.
12. The grading plan for the Project, which is dated February 19, 2014, provides the estimated grading quantities for the project, including 590 cubic yards of cut and 590 cubic yards of fill.
13. The Project will provide a total of 65 vehicle parking spaces including 57 standard spaces, four compact spaces, and four Americans with Disabilities Act-compliant spaces. A hitching post is proposed in front of the retail building. Two short-term bicycle parking spaces and two long-term bicycle parking spaces are required for the project.
14. Prior to scheduling this case for hearing, the applicant presented the proposed project to the Acton Town Council. Staff has received comments from the Acton Town Council as well as several members of the community.

15. In August of 2014, the Department of Parks and Recreation contacted Regional Planning staff by email and indicated that they suggested the inclusion of a hitching post for equestrian use as part of the project. The applicant revised the plans accordingly to provide a hitching post in front of the retail building. The Department of Public Health issued a letter dated February 25, 2015 which included a recommendation of approval for the project with a list of conditions related to drinking water, wastewater disposal, noise, and food retail facilities requirements. A letter dated September 18, 2015 was submitted by the Fire Department indicating that the project is cleared for public hearing. The letter from the Fire Department included a list of recommended conditions that will be added to the conditions of approval for the project. Staff received a letter from the Department of Public Works dated November 23, 2015 which recommended approval of the conditional use permit. The letter contains conditions of approval related to road requirements, drainage, grading, and water supply. The recommended conditions from each agency shall be included with the conditions of approval for the project.
16. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.
17. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
18. Five letters in support of the project and one letter in opposition to the project have been received. Additionally, the Acton Town Council ("ATC") submitted two letters with comments on the project. The first letter was dated October 6, 2014 and included language in support of the project with the following stipulations: a traffic study should be prepared, no freeway-facing signage should be permitted, the outdoor seating would be removed, no license to sell alcohol would be permitted on the site, the contact information for the applicant would be provided to the ATC, and a hitching post would be included in the design. On October 22, 2014, a second letter was submitted by the ATC which amended the comments of the original letter to state that they are still in support of the project with the exception of the proposed drive-through.

In addition to the support and opposition letters specified above, the applicant's agent submitted over 300 form letters in support of the project that are posted to the website. Ms. Jacki Ayer, a member of the Acton Town Council, submitted emails following the Acton Town Council meeting in March of 2016 that included concerns that were raised at the meeting. These comments are included in the hearing package.

19. A duly noticed public hearing was held on March 9, 2016 before the Regional Planning Commission. Staff recommended continuance of the hearing to April 6, 2016 in order to provide the applicant with sufficient time to submit additional materials. The motion to continue the hearing to April 6, 2016 passed unanimously.
20. Prior to the April 6, 2016 public hearing, the owner of the Primo Burger restaurants, Mr. Paul Zerounian, provided the average daily transaction counts for his existing restaurants that have a drive-through. The Department of Parks and Recreation ("DPR") also submitted a response, dated March 31, 2016, that addresses concerns related to the location of the Darrell Readmond Trail stating that "DPR has no authority to require a trail easement on the south side of Sierra Highway." The Association of Rural Town Councils also submitted a letter prior to the hearing that mirrors the concerns of the Acton Town Council that was provided to the Commissioners for review prior to the start of the public hearing. Lastly, the Traffic and Lighting Division of the Department of Public Works provided a response, dated April 5, 2016, concluding that "...there is no nexus to require a traffic signal warrant analysis..." and that "...the project is not expected to have a significant transportation impact at the two intersections in accordance with the County's Traffic Impact Analysis Report Guidelines."
21. A duly noticed public hearing was held on April 6, 2016 before the Commission. Commissioners Louie, Pinceti, Pedersen, and Modugno were present. Commissioner Smith was absent. Following a presentation by Regional Planning staff, a total of seventeen members of the public spoke at the hearing and provided testimony in favor of and in opposition to the project, as originally proposed.

Mr. Zerounian, the owner of four existing Primo Burger restaurants, spoke in favor of the project with the drive-through. He stated that the drive-through is essential for the viability of his business. Mr. Zerounian and Mr. Friedman, the project architect, both mentioned that they have attended multiple Acton Town Council meetings and that the project was designed based on input from those meetings. Mr. Friedman offered an alternative solution to the Commission which would allow the drive-through to be constructed with the caveat that after one year of operation, the impacts from the drive-through would be evaluated. Staff from Passantino Andersen, a firm representing the applicant, indicated that they collected 384 letters in support of the project with the drive-through (over 80 percent of which were from Acton residents) and an additional 115 response cards in support of the project with the drive-through and 31 cards that were either not in favor of the project or did not want the drive-through as part of the proposal. They also provided other sources of outreach to the community including an open house, advertisements and an article in the local paper, and a mail-out to 500 houses along Crown Valley Road near the project.

Members of the Acton Town Council also provided testimony and clarified that they would be in support of the project if their conditions stipulated in their first letter are met. However, they indicate that those conditions have not been met and they continue to have concerns with the potential increase in traffic to their community. Some concerns that were highlighted include the lack of a trail easement on the south side of Sierra Highway, an insufficient traffic study, the lack of a traffic signal analysis, and the

incorrect signage depicted on the plans. One member of the Acton Town Council also mentioned that they had previously conducted a survey in the local country journal and received responses from community members that expressed a desire to keep the area rural and an opposition to drive-through services in the area.

Additional members of the public came to speak in favor of the project. There were several people that were connected with the current hay and feed store location as well as the new project site, but there were also several community members that came to express their support of the project. Some mentioned that this is a family-owned business that provides "cook-to-order" food from a menu of over 80 items. They stated that the drive-through accounts for approximately 20 percent of their revenue, but is a necessity for the viability of the restaurant. As the wait time in the drive-through is approximately 10 to 12 minutes, according to Maria Zerounian, the testifiers didn't consider Primo Burger to be a fast-food restaurant. Members of the local community stated that they are willing to wait in line for healthier options and the convenience that the drive-through offers to those transporting children and/or animals.

Commissioner Louie asked Paul Zerounian Jr., the son of the Primo Burger restaurant owner, several questions after he provided testimony in favor of the project with the drive-through. Commissioner Louie requested clarification on how they handle queuing in the drive-through with a 15 minute wait per car. Mr. Zerounian Jr. stated that this is not typically an issue as the drive-through only accounts for a portion of their sales. He also clarified that there are not many "first-time" customers, but wasn't sure of the proximity of the project site to the nearest McDonald's restaurant. After closing rebuttal by the applicant and representatives of the applicant, Commissioner Louie asked the Mr. Zerounian if he would go forward with the project if no drive-through was approved. Mr. Zerounian responded by stating that it would be very hard for him to move forward with the project if the drive-through was not approved.

Commissioner Modugno questioned whether they had considered alternative options to the drive-through, such as a drive-up window, because of the extensive number of items on the menu and the longer wait time in the drive-through. Mr. Zerounian responded that the property location is very isolated, especially at night and therefore, it would create a problem for people to leave their car at night. Commissioner Pedersen requested more information on the traffic study and whether it would change if there was a drive-up window. Mr. Jeffrey Pletyak, a Senior Civil Engineer with the Traffic and Lighting Division of the Department of Public Works, responded to questions from the commissioners and indicated that their analysis forecasted the project's trip generation recognizing that the restaurant would have a drive-through. He confirmed that the trip generation calculations do not differentiate between local fast-food restaurants from a high-volume of a nationally-known restaurant with a drive-through.

Commissioner Modugno made a motion to approve the Conditional Use Permit without drive-through services. This motion was seconded by Commissioner Pedersen. Commissioners Modugno, Pedersen, and Pincetl voted in favor of the motion and Commissioner Louie voted no. Commissioner Smith was absent.

22. The subject site is located within close proximity to the Crown Valley Road freeway on-ramps and off-ramps and is adjacent to and visible from the State-Route 14 Freeway. The Antelope Valley Area Plan acknowledges that the intent of the Rural Commercial land use category is to allow low-intensity local commercial uses while prohibiting high-intensity regional commercial uses that serve travelers along State-Route 14. While the project is not considered a high-intensity use, the location of the property being visible and adjacent to the freeway, the drive-through services proposed in conjunction with the restaurant will provide a convenient dining option for travelers along State-Route 14 and will be disruptive to the rural character of the community. Therefore, the Commission finds that the drive-through is inconsistent with preserving the rural character for the Acton community.
23. The purpose of the Rural Commercial (CR) land use category of the Antelope Valley Area Plan is for *"limited, low-intensity commercial uses that are compatible with rural and agricultural activities, including retail, restaurants, and personal and professional offices"*. The commercial center is proposed to contain a feed store, a restaurant, and two other retail uses. The feed store will provide agricultural-related products to the surrounding rural community and both the restaurant and retail uses are listed as commercial uses that are compatible with the CR land use category. Restaurant and retail uses are included and specifically identified as compatible uses within the CR land use category. However, the Antelope Valley Area Plan acknowledges the intent to allow low-intensity local commercial uses while prohibiting high-intensity regional commercial uses that serve travelers along State-Route 14. As mentioned previously, the location of the project site is adjacent to the freeway and is near a freeway off-ramp. As such, the drive-through services provided as part of the restaurant will attract commuters from the State-Route 14 Freeway by providing a convenient dining option. Therefore, the Commission finds that the Project, without the drive-through, is consistent with the CR land use category of the Antelope Valley Area Plan.
24. The Antelope Valley Area Plan prohibits "high-intensity regional commercial uses" within this area of Acton. However, the retail center with restaurant and retail uses is not considered to be high-intensity or a regional use. Based on the Traffic Impact Study dated January 20, 2015 and the evaluation by the Department of Public Works, the traffic generated by this project alone, as well as cumulatively with other related projects, will not have a significant transportation impact to County roadways or intersections in the area. The retail center with restaurant and retail uses is considered to be consistent with the applicable policies of the Antelope Valley Area Plan, including the land use category.
25. The Commission finds that the Project is consistent with the C-RU-DP zoning classification. Restaurants, retail stores, feed and grain sales and hardware stores are permitted uses in the C-RU Zone pursuant to Section 22.28.360 of the County Code. According to Section 22.28.390 of the County Code, drive-through services are permitted in the C-RU-DP Zone with the approval of a CUP. Accessory uses, such as storage buildings, are permitted in the C-RU Zone pursuant to Section 22.28.370. Lastly, property in a (-)DP Zone may be used for any use permitted in the basic zone pursuant to County Code Section 22.40.040. The development program will restrict the uses on the property to a restaurant without drive-through services, a commercial

building containing retail uses permitted in the C-RU zone, and an accessory storage building. Changes to the development program will require a new Conditional Use Permit.

26. The Project will comply with all the development standards that apply to properties in the C-RU Zone, as listed in County Code Section 22.28.400, with the exception of the requirement to plant one 24-inch box tree for every 20 linear feet of street frontage for the parking setback areas. The Commission finds that this requirement should be reduced in light of the current water shortage issue in southern California, particularly in the Antelope Valley. The Commission finds that two 24-inch box trees, as depicted on the landscaping plan, are sufficient within the front setback area as there are other proposed trees within the parking areas and the rear of the property.
27. The Commission finds that Project is consistent with the applicable development standards of the Acton CSD in Section 22.44.126.C of the County Code. The proposed buildings and signage will include design elements that are of the "Western frontier village, circa 1890s style." The buildings will not exceed a height of 35 feet and the total impervious surface area will not exceed 90 percent. The fencing, signage, and outdoor lighting will be designed to comply with the standards listed in the CSD.
28. The Commission finds that the Project is located within a Rural Outdoor Lighting District. The Project will be required to comply with its requirements, which are designed to avoid excessively bright lighting and to protect surrounding properties from light trespass, thus preserving the dark skies in rural communities. Light fixtures may not exceed 30 feet in height, any light fixtures located more than 15 feet above grade may not exceed 400 lumens, and all outdoor lighting must be fully shielded to prevent any unacceptable light trespass. The applicable standards are found in County Code Sections 22.44.500 through 22.44.590.
29. The proposed commercial center is suitable for the area as there are several existing restaurants and other commercial centers within the vicinity of the project site. The building is designed to conform to the Acton CSD architectural style guidelines, and the Project will comply with the CSD requirements. The Project site is immediately adjacent to other commercial uses and the proposed use without the drive-through service will not substantially change the character of the area. However, the subject parcel abuts the State-Route 14 Freeway to the south and is located near the Crown Valley Road east-bound off-ramp. As such, the drive-through will be primarily serving travelers as a convenient dining option along the State-Route 14 Freeway due to the proximity of the site to the freeway. Based on the foregoing, the Commission finds that if the drive-through is not included, then the Project will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
30. The Project Site is adequate in size to accommodate the parking spaces required for the use. Based on the proposed development, a total of 58 vehicle parking spaces are required and 65 are provided. The site plan depicts 14,850 square feet of landscaping

on-site which exceeds the minimum requirement of 10 percent. Based on the foregoing, the Commission finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features as are required in order to integrate the Project into the surrounding area.

31. The Project Site is accessible from Sierra Highway via two driveways located along the northern property line. Sierra Highway is classified as an existing Major Highway within the 2015 Master Plan of Highways and is a proposed Class III Bike Path according to the 2012 Bicycle Master Plan. The northern side of Sierra Highway is identified as part of the proposed County Trail System. Furthermore, a Traffic Impact Study ("TIS") was completed for the project and was reviewed by the Traffic and Lighting Division of the Department of Public Works. According to the TIS, the traffic generated by the project along, as well as cumulatively with other related projects, will not have a significant transportation impact to County roadways or intersections in the area based on the Traffic Impact Analysis Guidelines. Based on the foregoing, the Commission finds that the Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
32. The Commission finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Acton Agua Dulce Library. On January 28, 2016, a total of 36 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 29 notices to those on the courtesy mailing list for the Soledad Zoned District and to any additional interested parties.
33. Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
34. After consideration of the Negative Declaration, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the Negative Declaration reflects the independent judgment and analysis of the Commission.
35. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Negative Declaration for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and
2. Approves Conditional Use Permit No. 201400037, without a drive-through facility, subject to the attached conditions.

ACTION DATE: April 6, 2016

VOTE: 3:1:0:1

Concurring: Pincetl, Pedersen, and Modugno

Dissenting: Louie

Abstaining: 0

Absent: Smith

RG:KK

4/6/16

c: Each Commissioner, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-00881-(5)
CONDITIONAL USE PERMIT NO. 201400037**

PROJECT DESCRIPTION

The project is for the construction of a retail center including a 6,000-square-foot retail building, a 3,300-square-foot restaurant without a drive-through, and a 1,600-square-foot accessory storage building. This project also includes a reduction in the required tree planting due to the current drought conditions of the area. The project is 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. 9, and until a new Will Serve Letter has been issued or a time extension has been granted as required by Condition No. 20. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 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 expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. 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 **\$400.00**. 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. 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.

10. Within five (5) working days from the day after your appeal period ends **March 30, 2016**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,285.25** (\$2,210.25 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
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 the County Fire 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." As the plans that were presented at the public hearing do not depict the required bicycle parking spaces and incorrectly depict the signage, **three (3) copies of a modified Exhibit "A"** shall be submitted to Regional Planning by **July 6, 2016**.
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 a new development program that restricts the development on the subject property to the construction, operation, and maintenance of a new commercial center that includes one new restaurant without a drive-through, a 6,000-square-foot building containing retail uses that are permitted in the C-RU (Rural Commercial) Zone, and an accessory storage building, as depicted on the Exhibit "A." This grant also authorizes a reduction to the number of trees required to be planted along the street frontage to two (2) 24-inch box trees, as depicted on the Exhibit "A."
20. Prior to construction of the retail center, the permittee shall obtain a current Will Serve letter and/or time extension from the Waterworks Division No. 37 of the Los Angeles County Department of Public Works for the project.
21. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of one space for every 250 square feet of gross floor area used for the commercial buildings. The permittee shall provide parking for the restaurant as required by the County Code, calculated at a parking ratio of one space for each three occupants based on the occupancy load determination from the county engineer. The commercial building and storage structure have a total area of 7,600 square feet which would require not less than 30 spaces be provided based on the applicable ratio. The restaurant received an occupancy load determination of 84 from the Department of Public Works. Therefore, 28 parking spaces are required for the restaurant use and the total number of required parking spaces for the project site is 58 based on the current proposal.
22. The permittee shall provide bicycle parking as required by the County Code, calculated at a parking ratio of one short-term bicycle parking space for each 5,000 square feet of gross floor area with a minimum of two spaces and one long-term

bicycle parking space for each 12,000 square feet of gross floor area with a minimum of two spaces. The commercial buildings have a total square footage of 10,900 square feet which would require not less than two short-term spaces and two long-term spaces be provided based on the applicable ratio and the current proposal.

23. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated February 25, 2015.
24. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated September 18, 2015.
25. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated November 23, 2015.

Attachments:

Public Health Department Letter dated February 25, 2015
Fire Department Letter dated September 18, 2015
Public Works Department Letter dated November 23, 2015



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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February 25, 2015

TO: Thuy Hua, AICP
Senior Regional Planner
Department of Regional Planning

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

**SUBJECT: CUP CONSULTATION
PROJECT NO. R2014-00881/ RCUP 201400037
Acton Feed Store and Primo Restaurant
Crown Valley & Sierra Hwy, Acton**

- Public Health recommends approval of this CUP.
- Public Health does NOT recommend approval of this CUP.

The Department of Public Health has reviewed the information provided for the project identified above. The CUP is for the proposed construction of a 6,000 SF retail feed store and a 3,084 SF restaurant with drive-thru in Acton. The Department clears the project, and recommends approval of the CUP contingent upon the observance of the conditions stated below following public hearing.

Potable Water Supply

The Drinking Water Program recommends approval of this CUP.

The project will be served by a public water system (Los Angeles County Waterworks District No. 37). The applicant has submitted a current will serve letter from the water purveyor to this Department to ensure the availability of a potable water supply for the project.

For questions regarding the above requirement, please contact Lusi Mkhitarian or Epifanio Braganza at (626) 430-5420 or at lmkhitarian@ph.lacounty.gov and ebrazanza@ph.lacounty.gov.

Wastewater Disposal

The Land Use Program recommends approval of this CUP contingent upon the following condition:

Based on the review of the proposed project's Feasibility Report submitted, the percolation test results indicate that a non-conventional system is to be installed due to the percolation rates which are greater than 5.12 gallons/square feet /day. A design for a non-conventional septic system has been submitted based on the manufactures recommendations. At this time the Program recommends conditional approval of the CUP. The Program has not received a copy of the report from the Regional Water Quality Control Board. **The approval of the Regional Water Quality Control Board must be received prior to the issuance of a building permit for the finalization of the Land Use Program's approval of an Onsite Wastewater Treatment System (OWTS) installation.**

Notes:

- A. The design and installation of OWTS shall conform to the requirements of this Department and other applicable regulatory agencies. The applicant shall contact the Los Angeles Regional Water Quality Control Board and file necessary document for Waste Discharge Requirement permit in order to obtain authorization before proceeding with this project.
- B. **Note:** The required size and capacity of the proposed OWTS shall be determined based on the factors including fixture unit count, number of employees, the type of food facilities and number of customers and meals served in each room, number of parking spaces, restrooms, etc., either individually or in combination of one, two or more factors, whichever method results in the largest system capacity and in accordance with Table K-2 and K-3 of Appendix K of the Plumbing Code and requirements established in the Department's guidelines.
- C. If a public sewer connection is available within 200 feet of any part of the proposed building or exterior drainage, all future drainage and piping shall be connected to such public sewer.

For question regarding the above section, please contact Eric Edwards or Vicente Banada at (626) 430-5380 or at eedwards@ph.lacounty.gov and vbanada@ph.lacounty.gov.

Noise

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.

For question regarding the above section, please contact Evenor Masis or Robert Vasquez at (213) 738-3220 or at emasis@ph.lacounty.gov and rvasquez@ph.lacounty.gov.

Food Retail Facilities

The applicant shall comply with all the Department of Public Health requirements relating to the construction and operation of food establishments. Three sets of construction plans for the proposed food establishment shall be submitted to the Department's Plan Check Program for review and approval prior to issuance of any building permits. The proposed food establishment must be issued a Public Health Permit to operate by this Department after construction.

For questions regarding the above section, please contact the Plan Check Program at (626) 430-5560.

For any other questions regarding this report, please 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

November 23, 2015

IN REPLY PLEASE
REFER TO FILE **LD-2**

TO: Robert Glaser
Zoning Permits North Section
Department of Regional Planning

Attention Kristina Kulczycki

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

**CONDITIONAL USE PERMIT (CUP) NO. 201400037
PROJECT NO. R2014-00881-(5)
ACTON FEED STORE AND PRIMO RESTAURANT
ASSESSOR'S MAP BOOK NO. 3217, PAGE 21, PARCEL NO. 22
UNINCORPORATED COUNTY COMMUNITY OF ACTON**

Thank you for the opportunity to review the site plan and zoning permit application for the project located on Assessor's Parcel Number 3217-021-022 in the unincorporated County community of Acton. The applicant is requesting authorization for a CUP to allow the construction of a 6,000-square-foot retail feed store, a 3,300-square-foot restaurant with a drive-thru, and a 1,600-square-foot storage building.

- 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 following comments have been addressed:

Road

1. Construct both driveways along the property frontage on Sierra Highway to comply with the Americans with Disabilities Act guidelines and to the satisfaction of Public Works. Please note this will require the driveways to be depressed at the back of the walk. Relocate any affected utilities including the existing street light located on the westerly property line.

2. Submit and obtain approval of street lighting plans that show the proposed relocation of the existing street light located on the westerly property line (if affected by the construction of the proposed westerly driveway) by Public Works' Traffic and Lighting Division, Street Lighting Section. The street lighting plans shall show all existing and proposed street lights along the property frontage and be accompanied by plans that show all existing and/or proposed underground utilities.
3. Provide and continuously maintain adequate sight distance (10 feet minimum) from all proposed driveways to the back of the sidewalk to the satisfaction of Public Works. This means there cannot be any obstructions, such as landscaping, above 3.5 feet in height within a 10-foot sight triangle.
4. Comply with all of the requirements listed in the attached Traffic and Lighting Division letter dated October 22, 2105.
5. Submit a detailed signing and striping plan (scale: 1"=40') showing the westerly extension of the existing two-way, left-turn lane, on Sierra Highway near the project's proposed westerly driveway, for review and approval prior to obtaining a grading permit. The proposed striping transition shown on the site plan is not necessarily approved.
6. Provide an adequate pavement transition on the northern side of Sierra Highway to accommodate the extension of the existing two-way, left-turn lane, near the project's proposed westerly driveway, to the satisfaction of Public Works. Although the pavement transition will be located entirely within the existing public right of way, additional off-site grading within the properties, on the north side of Sierra Highway, may be necessary to adequately tie the grades within the parkway area to the new edge of pavement. It shall be the sole responsibility of the applicant to obtain any necessary off-site covenants/permissions from the affected property owners. The proposed pavement transition shown on the site plan is not necessarily approved.
7. Submit street improvement plans and acquire street plan approval before obtaining a grading permit.
8. Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Matthew Dubiel of Public Works' Land Development Division at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

Drainage/Grading

1. Submit a drainage and grading plan for review and approval that complies with the approved hydrology study dated October 15, 2015 (or the latest revision), to the satisfaction of Public Works. The drainage and grading plans must provide for the proper distribution of drainage and for contributory drainage from adjoining properties by eliminating sheet overflow, ponding, and high-velocity scouring action. The plans need to call out the construction of at least all drainage devices and details and paved driveways; elevation of all pads, water quality devices, Low-Impact Development (LID) features; and existing easements. Additionally, the applicant is required to obtain the necessary easement holder's approval for the proposed work.
2. Comply with all National Pollutant Discharge Elimination System, Storm Water Management Plan, and Water Quality requirements.
3. Per County Code Section 12.84.440, comply with LID standards in accordance with the LID Standards Manual, which can be found at <http://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>.
4. Comply with the approved hydrology study dated October 15, 2015 (or latest revision), for the design of all drainage facilities to the satisfaction of Public Works.
5. Provide a maintenance agreement/covenant for any privately maintained drainage devices.
6. Obtain soil/geology approval of the drainage/grading plan from Public Works' Geotechnical and Materials Engineering Division.
7. Provide permits and/or letters of nonjurisdiction from all applicable State and Federal agencies. These agencies may include, but may not be limited to, the State of California Regional Water Quality Control Board; State of California Department of Fish and Wildlife; State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources; and the Army Corps of Engineers.

For questions regarding the drainage/grading condition, please contact Diego Rivera of Public Works' Land Development Division at (626) 458-4921 or drivera@dpw.lacounty.gov.

Robert Glaser
November 23, 2015
Page 4

Water Supply

1. Comply with all of the requirements stipulated by the local water purveyor. The attached Will Serve letter issued by Waterworks District No. 37 will expire on February 25, 2016. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

For questions regarding the water supply condition, please contact Toni Khalkhali of Public Works' Land Development Division at (626) 458-4921 or tkhalkh@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Matthew Dubiel of Public Works' Land Development Division at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

MD:tb

P:\ldpub\SUBPCHECK\Plan\CUP\CUP 201400037\TCUP 201400037\2015-10-26 TCUP 201400037 SUBMITTAL\2015-11-12_CUP 201400037 docx



GAIL FARBER, Director

COUNTY OF LOS ANGELES

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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

October 22, 2015

Mr. Robert Kilpatrick
Hall & Foreman
Suite 101
14297 Cajon Avenue
Victorville, CA 92392-2335

Dear Mr. Kilpatrick:

**ACTON RETAIL CENTER PROJECT
CONDITIONAL USE PERMIT 201400037
TRAFFIC IMPACT STUDY – AUGUST 4, 2015
UNINCORPORATED ACTON AREA**

We reviewed the Traffic Impact Study (TIS) for the proposed Acton Retail Center project to be located on the south side of Sierra Highway approximately 500 feet west of Crown Valley Road in the unincorporated Acton area. The proposed project consists of a feed store and a drive-through restaurant.

According to the TIS, the traffic generated by the project alone, as well as cumulatively with other related projects, will not have a significant transportation impact to County roadways or intersections in the area based on the Traffic Impact Analysis Guidelines. We generally agree with the findings in the TIS.

According to the TIS, the existing two-way left-turn lane on Sierra Highway would need to be extended westerly to accommodate left-turn movements at the project's west driveway. We concur with this improvement. Accordingly, the project applicant shall submit detailed signing and striping plans to Public Works for review and approval.

We recommend the applicant consult with the State of California Department of Transportation to obtain concurrence with any potential California Environmental Quality Act impacts within its jurisdiction.

Ms. Robert Kilpatrick
October 22, 2015
Page 2

If you have any questions regarding the review of this document, please contact Mr. Kent Tsujii of Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4776.

Very truly yours,

GAIL FARBER
Director of Public Works

A handwritten signature in black ink, appearing to read "Dean R. Lehman", is written over a horizontal line.

DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

SR:mrb
PATLPU8TUDIESEIR 15-0133 - ACTON RETAIL CENTER.DOC

bc: Land Development (Narag)

201037037a



FORM 196
Rev. 04/03

COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Fire Prevention Engineering
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4125 Fax (323) 890-4129

Information on Fire Flow Availability for Building Permit For All Buildings Other Than Single Family Dwellings (R-3)

INSTRUCTIONS:

Complete parts I, II (A) when:
Verifying fire flow, fire hydrant location and fire hydrant size.

Complete parts I, II (A), & II (B) when:
For buildings equipped with fire sprinkler systems, and/or private on-site fire hydrants.

**PROJECT INFORMATION
(To Be Completed By Applicant)**

PART I

Building Address: 3910 W Sierra Hwy (APN 3217-021-022)
City or Area: Acton, CA 93510
Nearest Cross Street: Crown Valley Rd
Distance of Nearest Cross Street: 200'
Applicant: Robert Friedman Telephone: (626) 484-5251
Address: 2059 E Foothill Blvd
City: Pasadena, CA 91107
Occupancy (Use of Building): B A3 Sprinklered: Yes No
Type of Construction: V
Square Footage: 6000 + 3300 Number of Stories: 1
Present Zoning: C-3

LOS ANGELES COUNTY
WATERWORKS DISTRICTS
INFORMATION PROVIDED HEREON
IS FOR VERIFICATION OF PUBLIC FIRE
FLOW AVAILABILITY ONLY. IT IS NOT
INTENDED FOR USE IN EVALUATION OF
FLOW AVAILABILITY FOR PRIVATE
WATER DISTRIBUTION SYSTEMS.

Applicant's Signature _____

Date _____

PART II-A

INFORMATION ON FIRE FLOW AVAILABILITY
(To be completed by Water Purveyor)

Location South side of Sierra Hwy, 372 ft west of Crown Valley Rd

Distance from Nearest Property Line 41' Hydrant Number --
Size of Hydrant 6x4x2-1/2" Size of Water main 12"
Static PSI 210 Residual PSI 107 Orifice size -- Pitot --
Fire Flow at 20 PSI 2000 gpm Duration 2 hrs Flow Test Date / Time --

Location South side of Sierra Hwy, 647 ft west of Crown Valley Rd

Distance from Nearest Property Line 97' Hydrant Number --
Size of Hydrant -- Size of Water main 12"
Static PSI 210 Residual PSI 107 Orifice size -- Pitot --
Fire Flow at 20 PSI 2000 gpm Duration 2 hrs Flow Test Date / Time --

~~Location _____
Distance from Nearest Property Line _____ Hydrant Number _____
Size of Hydrant _____ Size of Water main _____
Static PSI _____ Residual PSI _____ Orifice size _____ Pitot _____
Fire Flow at 20 PSI _____ Duration _____ Flow Test Date / Time _____~~

PART II-B SPRINKLERED BUILDINGS/PRIVATE FIRE HYDRANTS ONLY

Detector Location (check one) Above Grade Below Grade Either
Backflow Protection Required (Fire Sprinklers/Private Hydrant) (check one) Yes No
Minimum Type of Protection Required (check one) Single Check Detector Assembly
 Double Check Detector Assembly Reduced Pressure Principle Detector Assembly

Los Angeles County Waterworks Districts
Water Purveyor
2/24/2015
Date

LOS ANGELES COUNTY
WATERWORKS DISTRICTS
THE INFORMATION PROVIDED IS FOR VERIFICATION OF FLOW AVAILABILITY ONLY. IT IS NOT INTENDED FOR USE IN EVALUATION OF PRIVATE WATER DISTRIBUTION SYSTEMS.
[Signature]
Associate Civil Engineer
Title

This information is Considered Valid for Twelve Months

Fire Department approval of building plans shall be required prior to the issuance of a Building Permit by the jurisdictional Building Department. Any deficiencies in water systems will need to be resolved by the Fire Prevention Division only prior to this department's approval of building plans.

