Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl AICP
Director of Planning

February 13, 2006

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

Dear Supervisors:

GENERAL PLAN AMENDMENT CASE NO. 04-175-(2)
ZONE CHANGE CASE NO. 04-175-(2)
CONDITIONAL USE PERMIT CASE NO. 04-175-(2)
VESTING TENTATIVE TRACT MAP NO. 061387
PETITIONER: GREG STEWART / CARITAS PARTNERS
4618 COLORADO STREET
LONG BEACH, CA 90814
CARSON ZONED DISTRICT
SECOND SUPERVISORIAL DISTRICT (3-VOTE)

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:

1. Consider the Mitigated Negative Declaration for General Plan Amendment Case No. 04-175-(2), Zone Change Case No. 04-175-(2), Conditional Use Permit Case No. 04-175-(2) and Vesting Tentative Tract Map No. 061387, together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment , find that the project is *de minimus* in its effect on fish and wildlife services, find that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Mitigated Negative Declaration.

2. Instruct County Counsel to prepare the necessary documents to approve General Plan Amendment Case No. 04-175-(2) and Zone Change Case No. 04-175-(2), as recommended by the Regional Planning Commission.

3. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit Case No. 04-175-(2) and Vesting Tentative Tract Map No. 061387.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

- Update the Los Angeles Countywide General Plan Land Use Policy Map to allow the property owner to develop the property with a residential condominium project that is compatible with the existing surrounding uses.

- Update the zoning on the subject property to allow the property owner to develop the property with a residential condominium project that is compatible with the existing surrounding uses.

- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies of the Los Angeles Countywide General Plan.

Implementation of Strategic Plan Goals

The proposed general plan amendment, zone change, conditional use permit and vesting tentative tract map promote the goal of fiscal responsibility as the proposed residential development will increase the County's revenue base and strengthen the County's fiscal capacity.

The general plan amendment, zone change, conditional use permit and vesting tentative tract map also promote the County's vision for improving the quality of life in Los Angeles County. The project allows for the provision of 76 attached condominium units in nine buildings in a transitional area between generally underutilized industrial uses and single-family residences. The project also proposes common open areas as well as a public art feature.

FISCAL IMPACT/FINANCING

Adoption of the proposed plan amendment and zone change as well as approval of the conditional use permit and vesting tentative tract map should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On October 19, 2005, the Regional Planning Commission ("Commission") conducted concurrent public hearings on General Plan Amendment, Zone Change and Conditional Use Permit Case Nos. 04-175-(2) and Vesting Tentative Tract Map No. 061387. The requests before the Commission were: 1) general plan amendment from the existing Industrial ("M") land use category to Urban 3 ("U3"); 2) zone change from M-1 (Light Manufacturing) to R-3-DP (Limited Multiple Residence-Development Program Zone); 3) a conditional use permit to ensure compliance with requirements of the proposed Development Program zone; and 4) Vesting Tentative Tract Map No. 061387 to create one multi-family residential lot with 76 attached single-family condominium units within nine buildings. The public hearing was continued to November 30, 2005 to consider design alternatives, including the appropriate driveway location off of Mariposa Avenue. The Commission voted 4-0 (Hesley absent) at its February 1, 2006 meeting to recommend approval of the requested plan amendment and zone change, and to approve the conditional use permit and vesting tentative tract map.

Pursuant to subsection C of Section 21.56.010 and subsection B.2 of Section 22.60.230 of the Los Angeles County Code ("County Code"), the conditional use permit and vesting tentative tract map are deemed to be called for review/appealed by your Board and shall be considered concurrently with the recommended plan amendment and zone change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65856 and 66452.5 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090 and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et.seq.), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on noise, water quality, air quality, traffic/access, sewage disposal, utilities, environmental safety and mandatory findings. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or

agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.

Based on the Mitigated Negative Declaration, adoption of the proposed plan amendment and zone change, and approval of the conditional use permit and vesting tentative tract map will not have a significant effect on the environment with implementation of the proposed mitigation measures in the Mitigation Monitoring Program.

IMPACT ON CURRENT SERVICES OR PROJECTS

Action on the proposed general plan amendment, zone change, conditional use permit and vesting tentative tract map is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP, Director of Planning

Frank Meneses, Administrator
Current Planning Division

FM:PMC:st

Attachments: Commission Resolutions, Findings and Conditions; Commission Staff Report and Correspondence, Vesting Tentative Tract Map, Exhibit "A"

c: Chief Administrative Officer
County Counsel
Assessor
Director, Department of Public Works

A RESOLUTION OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
RELATING TO GENERAL PLAN AMENDMENT CASE NO. 04-175-(2)

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for adoption of amendments to county general plans; and

WHEREAS, the Regional Planning Commission of the County of Los Angeles conducted a public hearing regarding General Plan Amendment Case No. 04-175-(2), Zone Change Case No. 04-175-(2), Vesting Tentative Tract Map No. 061387 and Conditional Use Permit Case No. 04-175-(2) on October 19, 2005 and November 30, 2005; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The subject site is located at 22800 Normandie Avenue in the Carson Zoned District.

2. The rectangularly-shaped property is 3.88 gross acres (2.85 net acres) in size with level topography.

3. Access to the proposed development is provided by Mariposa Avenue, a 60-foot wide dedicated street.

4. General Plan Amendment Case No. 04-175-(2) is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change 2.85 net acres of the site from Industrial ("M") to Urban 3 ("U3").

5. General Plan Amendment Case No. 04-175-(2) was heard concurrently with Zone Change Case No. 04-175-(2), Vesting Tentative Tract Map No. 061387, and Conditional Use Permit Case No. 04-175-(2) at the October 19, 2005 and November 30, 2005 public hearings.

6. Zone Change Case No. 04-175-(2) is a related request to authorize change of zone of 2.85 net acres of M-1 (Light Manufacturing) to R-3-DP (Limited Family Residential-Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained.

7. Vesting Tentative Tract Map No. 061387 is a related request to create one multi-family residential lot with 76 new attached single-family condominium units in nine buildings on 3.88 gross acres.

8. Conditional Use Permit Case No. 04-175-(2) is a related request to ensure compliance with the Development Program zone. As part of the development program, the applicant is requesting modification of the following development standards:

   a. Modification of the maximum permitted wall height of three-and-one-half feet in the front yard setback to allow a six-foot high masonry wall, as depicted on the approved Exhibit "A."

   b. Modification of the maximum permitted wall height of six feet in the rear yard setback to allow a 14-foot wall, as depicted on the approved Exhibit "A" at the southerly property boundary to minimize impacts from an adjacent industrial use

   c. Modification of the maximum permitted building height of 35 feet within the R-3 zone to allow a maximum building height of 45 feet to accommodate architectural features.

9. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board of Supervisors") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

10. The applicant's site plan, labeled as "Exhibit A," depicts a 2.85-acre rectangularly-shaped property developed with 76 attached condominium units in nine buildings within a gated development. The residential buildings are arranged along the main private driveway with three buildings west, and five buildings east of the 28-foot-wide driveway. The gate that serves as the only point of entry and exit for residents, is depicted a minimum of 75 feet from Mariposa Avenue for adequate turnaround and approximately 390 feet south of 228th Street. Gated emergency access is provided from 228th Street. The buildings contain seven, eight or 13 units with a maximum building height of 45 feet. Each unit is provided a minimum of two covered parking spaces. The project also provides 19 guest parking spaces for a project total of 171 parking spaces. Approximately 38,500 square feet of open space is provided within the development, including a 4,800-square-foot tot lot with proposed public art feature as well as individual private areas and landscaped common courtyard areas. Grading consists of 5,000 cubic yards of

cut and fill to be balanced onsite. A maximum 14-foot high wall is proposed along the southern boundary of the property to buffer from adjacent industrial uses.

11. The property is depicted in the M land use category of the General Plan. The project proposes a plan amendment from M to U3 which allows a maximum 22 dwelling units per gross acre. The proposed 76 dwelling units is consistent with the maximum 85 dwelling units permitted by the proposed U3 land use category for residential development.

12. The project site is currently zoned M-1 which was established by Ordinance No. 6529 and became effective on October 6, 1954. The project proposes a zone change to R-3-DP.

13. Surrounding zoning includes M-1, M-2 (Heavy Manufacturing), B-1 (Buffer Strip), and R-2-DP (Two Family Residence – Development Program) to the north; M-1, A-1 (Light Agricultural) and R-2-DP to the east; M-1 and M-2 to the south; and M-2 and the City of Los Angeles to the west.

14. The subject property consists of 10 lots currently used as a vehicle auction yard. Surrounding uses include commercial and vacant property to the north; industrial, single-family residences and three apartment buildings to the east; commercial and industrial to the south; and industrial and vacant property to the west. The City of Los Angeles is located to the west of the subject property.

15. The project is consistent with the proposed R-3-DP zoning classification. Townhouses are permitted in the R-3 zone pursuant to Section 22.20.260 of the Los Angeles County Code ("County Code"). The proposed density of 76 dwelling units is consistent with the maximum 85 dwelling units permitted by the R-3-DP zoning. The applicant has requested a conditional use permit ("CUP") to ensure compliance with the Development Program zone pursuant to Section 22.40.040 of the County Code, which allows development of the site consistent with the approved development program.

16. During the October 19, 2005 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.

17. Five comment letters and 16 petitions were submitted to the Commission. Four letters and the petitions were in opposition to the project, with concerns related to high density, existing congestion on Mariposa Avenue, Mariposa's inability to accommodate additional traffic from the project, and request for the project to take access solely from Normandie Avenue. One letter was also received from the California Water Service with general comments regarding nearby water facilities.

18. Six persons testified at the public hearing: two representing the applicant, and four in opposition to the project. Additional issues raised during the public hearing included concerns related to loading and unloading on Mariposa Avenue for nearby industrial uses and impacts of offsite street parking on neighboring properties.

19. The applicant responded that additional right-of-way is being provided on Mariposa Avenue to replace curbs, gutters and sidewalks, and to underground utilities. The project was designed without access to and from Normandie Avenue based on information provided in the traffic study. The project Conditions, Covenants and Restrictions ("CC&Rs") would reflect requirement of maintaining two covered parking spaces for each residence. The applicant also described the hierarchy of uses from most to least intense, and that more intense uses are generally provided near major thoroughfares. The residential units have also been designed to turn inward so as to not directly face the nearby industrial uses.

20. During the public hearing, the Commission held discussions regarding addressing the potential incompatibility of existing industrial uses with future residential uses as well as provision of security with a pedestrian gate near the tot lot. The merit of vehicles in queue within the project or on Mariposa Avenue was also discussed as well as disclosure of existing legal industrial uses to future residents to avoid 'nuisance' claims.

21. The case was continued to November 30, 2005 for the applicant to provide additional information regarding potential relocation of the project gate further north towards 228th Street, including detailed exhibits of driveways and uses opposite the project on Mariposa Avenue, and to meet with the community members for their input. The Commission also requested that Los Angeles County Department of Public Works ("Public Works") review potential project access designed from Normandie Avenue and further north closer to 228th Street.

22. During the 30-day continuance time period, the applicant met with staff from Public Works and the Los Angeles County Fire Department ("Fire Department") regarding technical review of the driveway alternatives. Both Public Works and Fire Department preferred the driveway design depicted on the Exhibit "A" map dated July 12, 2005 presented to the Regional Planning Commission, rather than the proposed alternative driveway design further north towards 228th Street.

23. On November 9, 2005, the applicant met with two of the three community members who had testified with concerns at the October 19, 2005 public hearing. Discussion at this meeting included the project site's constraints for the driveway location, and the proposed improvements that the applicant would like to offer to make their project more compatible with surrounding development.

24. At the November 30, 2005 continued public hearing, additional information was presented to the Commission, including detailed exhibits of main project driveway alternatives. The applicant volunteered to provide offsite improvements on the north side of 228th Street as well as install "No Parking" signs for peak hours along the property frontage on 228th Street. The applicant also proposed pedestrian gates along Normandie Avenue and 228th Street to provide pedestrian access to three sides of the project.

25. At the November 30, 2005 public hearing, two persons testified in favor regarding the project. Additional quality-of-life concerns raised by the community not directly related to the project included adequate drainage improvements on Mariposa Avenue, requested ability for weekend parking along the entire length of Normandie Avenue, lack of street sweeping on Mariposa Avenue, painting of "KEEP CLEAR" and signs at the intersection of Mariposa Avenue and Sepulveda Boulevard south of the project, and feasibility of retiming traffic signals at Normandie Avenue.

26. A community member in his testimony requested that the offsite improvements north on 228th Street that were volunteered by the applicant, be required as a condition of approval to ensure its construction, and that the improvements be in place prior to issuance of any development permits.

27. A representative from Public Works - Traffic and Lighting Division, testified during the November 30, 2005 public hearing and recommended that a conceptual striping plan, which included the offsite improvements on 228th Street, be submitted for technical review and feasibility. The applicant may make improvements within the road right-of-way, but Public Works recommended that this be done as it relates to mitigating potential traffic impacts. Public Works also clarified that provision of street parking could potentially interfere with other mitigation implemented (e.g. with respect to lanes dedicated for directional traffic), and emphasized that the conceptual striping plan review would analyze these factors. The limitation on parking of Normandie Avenue, which is a secondary highway on the County Master Plan of Highways, has also been considered to maximize the flow of traffic, and Public Works testified to the difficulty of eliminating parking after its provision. Availability of weekend parking on Normandie Avenue along the project would be reviewed by the Investigation Unit within Public Works Traffic and Lighting. The jurisdiction of the roads at the intersection of Normandie Avenue and Sepulveda Boulevard, whether the County or the City of Los Angeles, would also need to be researched but provision of signs would not be a difficult task to achieve.

28. During the November 30, 2005 public hearing, the Commission held discussions regarding the voluntary improvements and conditions provided by the applicant

and its feasibility based on further study and work with Public Works. Staff also suggested that the applicant provide updates to the concerned neighbors regarding status of these project reviews and referrals.

29. On November 30, 2005, the Commission closed the public hearing and instructed staff to return with a report on the outcome of feasibility reviews with Public Works as well as final findings and conditions reflecting their intent to adopt the Mitigated Negative Declaration; approve Vesting Tentative Tract Map No. 061387 and Conditional Use Permit Case No. 04-175-(2); and recommend to the Los Angeles County Board of Supervisors approval of General Plan Amendment and Zone Change Case Nos. 04-175-(2).

30. Subsequent to the close of public hearing, the applicant continued to work with property owners along the north side of 228th Street to acquire the necessary offsite right-of-way for improvements as volunteered. The applicant however, was unable to acquire the necessary right-of-way, and will continue to provide improvements within the dedicated portion of northerly 228th Street as agreed to by the applicant at the November 30, 2005 public hearing. The applicant also met with Public Works Traffic and Lighting Division staff regarding conceptual striping plans and through discussions and survey of field conditions, Public Works staff determined that no effective changes would be achieved within the constraints of the project.

31. The feasibility of "KEEP CLEAR" sign and pavement markings at the intersection of Mariposa Avenue and Sepulveda Boulevard south of the project site, and evaluation of traffic signal timing at the intersection of Normandie Avenue and Sepulveda Boulevard as requested at the November 30, 2005 public hearing, was referred to Public Works Traffic and Lighting Division for further investigation outside the time table of this project.

32. The concerns related to existing drainage and street sweeping on Mariposa Avenue as raised at the November 30, 2005 public hearing, was referred to Public Works Road Maintenance Division for further investigation outside the time table of this project.

33. The project has been required to provide and maintain required parking for each dwelling unit; prohibit recreational vehicle parking within the development; prohibit any construction on weekends; provide pedestrian access from Normandie Avenue, 228th Street and Mariposa Avenue; and require acknowledgement by future residents at time of purchase of nearby existing and legal industrial uses.

34. The proposed use is required to comply with the development standards of the R-3-DP zone pursuant to Sections 22.20.300 through 22.20.330 and 22.40.070 of

the County Code, except as otherwise modified by Conditional Use Permit Case No. 04-175-(2).

35. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Health Services and Regional Planning.

36. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, as shown on the site plan and Vesting Tentative Tract Map No. 061387.

37. Compatibility with surrounding land uses will be ensured through the related zone change, subdivision, conditional use permit and environmental conditions.

38. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.

39. The recommended plan amendment will not place an undue burden upon the community's ability to provide necessary facilities and services, as outlined in the preceding findings of fact and environmental documentation.

40. Approval of the recommended plan amendment is in the public interest, specifically in the interest of public health, safety, and general welfare, and is in conformity with good planning practices.

41. The recommended plan amendment is consistent with the goals, policies and programs of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.

42. Approval of the recommended plan amendment will enable implementation of the various land use objectives identified, including provision of a wide range of available housing options; efficient use of land through more concentrated urban development; promotion of a balanced mix of dwelling unit types, including townhouses; encouragement of the revitalization of declining neighborhoods in Carson; and encouragement of infilling by-passed vacant land in the Carson area with uses compatible with the general pattern of neighboring activity.

43. Adoption of the proposed general plan amendment will enable the development of the subject property as proposed.

44. The applicant in this case has satisfied the "Burden of Proof" for the requested General Plan Amendment which is needed and appropriate.

45. An Initial Study was prepared for this 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 of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on noise, water quality, air quality, traffic/access, sewage disposal, utilities, environmental safety and mandatory findings. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.

46. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.

47. This project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

48. 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 the Department of Regional Planning ("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 Land Divisions Section, Regional Planning.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended general plan amendment and related zone change; and

2. Certify that the Mitigated Negative Declaration has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and

3. Approve the Mitigated Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and

4. Approve and adopt the Mitigation Monitoring Program for the proposed project, incorporated in the Mitigated Negative Declaration, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and

5. Find that the recommended general plan amendment is consistent with the goals, policies and programs of the Los Angeles Countywide General Plan; and

6. Adopt General Plan Amendment Case No. 04-175-(2) amending the Land Use Policy map of the Los Angeles Countywide General Plan.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on February 1, 2006.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

A RESOLUTION OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
RELATING TO ZONE CHANGE CASE NO. 04-175-(2)

WHEREAS, the Regional Planning Commission of the County of Los Angeles conducted a public hearing regarding General Plan Amendment Case No. 04-175-(2), Zone Change Case No. 04-175-(2), Vesting Tentative Tract Map No. 061387 and Conditional Use Permit Case No. 04-175-(2) on October 19, 2005 and November 30, 2005; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The subject site is located at 22800 Normandie Avenue in the Carson Zoned District.

2. The rectangularly-shaped property is 3.88 gross acres (2.85 net acres) in size with level topography.

3. Access to the proposed development is provided by Mariposa Avenue, a 60-foot wide dedicated street.

4. Zone Change Case No. 04-175-(2) is a request to authorize change of zone of 2.85 net acres of M-1 (Light Manufacturing) to R-3-DP (Limited Family Residential-Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained.

5. Zone Change Case No. 04-175-(2) was heard concurrently with General Plan Amendment Case No. 04-175-(2), Vesting Tentative Tract Map No. 061387, and Conditional Use Permit Case No. 04-175-(2) at the October 19, 2005 and November 30, 2005 public hearings.

6. General Plan Amendment Case No. 04-175-(2) is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change 2.85 net acres of the site from Industrial ("M") to Urban 3 ("U3").

7. Vesting Tentative Tract Map No. 061387 is a related request to create one multi-family residential lot with 76 new attached single-family condominium units in nine buildings on 3.88 gross acres.

8. Conditional Use Permit Case No. 04-175-(2) is a related request to ensure compliance with the Development Program zone. As part of the development

program, the applicant is requesting modification of the following development standards:

a. Modification of the maximum permitted wall height of three-and-one-half feet in the front yard setback to allow a six-foot high masonry wall, as depicted on the approved Exhibit "A."

b. Modification of the maximum permitted wall height of six feet in the rear yard setback to allow a 14-foot wall, as depicted on the approved Exhibit "A" at the southerly property boundary to minimize impacts from an adjacent industrial use.

c. Modification of the maximum permitted building height of 35 feet within the R-3 zone to allow a maximum building height of 45 feet to accommodate architectural features.

9. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board of Supervisors") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

10. The applicant's site plan, labeled as "Exhibit A," depicts a 2.85-acre rectangularly-shaped property developed with 76 attached condominium units in nine buildings within a gated development. The residential buildings are arranged along the main private driveway with three buildings west, and five buildings east of the 28-foot-wide driveway. The gate that serves as the only point of entry and exit for residents, is depicted a minimum of 75 feet from Mariposa Avenue for adequate turnaround and approximately 390 feet south of 228th Street. Gated emergency access is provided from 228th Street. The buildings contain seven, eight or 13 units with a maximum building height of 45 feet. Each unit is provided a minimum of two covered parking spaces. The project also provides 19 guest parking spaces for a project total of 171 parking spaces. Approximately 38,500 square feet of open space is provided within the development, including a 4,800-square-foot tot lot with proposed public art feature as well as individual private areas and landscaped common courtyard areas. Grading consists of 5,000 cubic yards of cut and fill to be balanced onsite. A maximum 14-foot high wall is proposed along the southern boundary of the property to buffer from adjacent industrial uses.

11. The property is depicted in the M land use category of the General Plan. The project proposes a plan amendment from M to U3 which allows a maximum 22 dwelling units per gross acre. The proposed 76 dwelling units is consistent with

the maximum 85 dwelling units permitted by the proposed U3 land use category for residential development.

12. The project site is currently zoned M-1 which was established by Ordinance No. 6529 and became effective on October 6, 1954. The project proposes a zone change to R-3-DP.

13. Surrounding zoning includes M-1, M-2 (Heavy Manufacturing), B-1 (Buffer Strip), and R-2-DP (Two Family Residence – Development Program) to the north; M-1, A-1 (Light Agricultural) and R-2-DP to the east; M-1 and M-2 to the south; and M-2 and the City of Los Angeles to the west.

14. The subject property consists of 10 lots currently used as a vehicle auction yard. Surrounding uses include commercial and vacant property to the north; industrial, single-family residences and three apartment buildings to the east; commercial and industrial to the south; and industrial and vacant property to the west. The City of Los Angeles is located to the west of the subject property.

15. The project is consistent with the proposed R-3-DP zoning classification. Townhouses are permitted in the R-3 zone pursuant to Section 22.20.260 of the Los Angeles County Code ("County Code"). The proposed density of 76 dwelling units is consistent with the maximum 85 dwelling units permitted by the R-3-DP zoning. The applicant has requested a conditional use permit ("CUP") to ensure compliance with the Development Program zone pursuant to Section 22.40.040 of the County Code, which allows development of the site consistent with the approved development program.

16. During the October 19, 2005 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.

17. Five comment letters and 16 petitions were submitted to the Commission. Four letters and the petitions were in opposition to the project, with concerns related to high density, existing congestion on Mariposa Avenue, Mariposa's inability to accommodate additional traffic from the project, and request for the project to take access solely from Normandie Avenue. One letter was also received from the California Water Service with general comments regarding nearby water facilities.

18. Six persons testified at the public hearing: two representing the applicant, and four in opposition to the project. Additional issues raised during the public hearing included concerns related to loading and unloading on Mariposa Avenue for nearby industrial uses and impacts of offsite street parking on neighboring properties.

19. The applicant responded that additional right-of-way is being provided on Mariposa Avenue to replace curbs, gutters and sidewalks, and to underground utilities. The project was designed without access to and from Normandie Avenue based on information provided in the traffic study. The project Conditions, Covenants and Restrictions ("CC&Rs") would reflect requirement of maintaining two covered parking spaces for each residence. The applicant also described the hierarchy of uses from most to least intense, and that more intense uses are generally provided near major thoroughfares. The residential units have also been designed to turn inward so as to not directly face the nearby industrial uses.

20. During the public hearing, the Commission held discussions regarding addressing the potential incompatibility of existing industrial uses with future residential uses as well as provision of security with a pedestrian gate near the tot lot. The merit of vehicles in queue within the project or on Mariposa Avenue was also discussed as well as disclosure of existing legal industrial uses to future residents to avoid 'nuisance' claims.

21. The case was continued to November 30, 2005 for the applicant to provide additional information regarding potential relocation of the project gate further north towards 228th Street, including detailed exhibits of driveways and uses opposite the project on Mariposa Avenue, and to meet with the community members for their input. The Commission also requested that Los Angeles County Department of Public Works ("Public Works") review potential project access designed from Normandie Avenue and further north closer to 228th Street.

22. During the 30-day continuance time period, the applicant met with staff from Public Works and the Los Angeles County Fire Department ("Fire Department") regarding technical review of the driveway alternatives. Both Public Works and Fire Department preferred the driveway design depicted on the Exhibit "A" map dated July 12, 2005 presented to the Regional Planning Commission, rather than the proposed alternative driveway design further north towards 228th Street.

23. On November 9, 2005, the applicant met with two of the three community members who had testified with concerns at the October 19, 2005 public hearing. Discussion at this meeting included the project site's constraints for the driveway location, and the proposed improvements that the applicant would like to offer to make their project more compatible with surrounding development.

24. At the November 30, 2005 continued public hearing, additional information was presented to the Commission, including detailed exhibits of main project driveway alternatives. The applicant volunteered to provide offsite improvements on the north side of 228th Street as well as install "No Parking" signs for peak hours along the property frontage on 228th Street. The applicant also proposed

pedestrian gates along Normandie Avenue and 228th Street to provide pedestrian access to three sides of the project.

25. At the November 30, 2005 public hearing, two persons testified in favor regarding the project. Additional quality-of-life concerns raised by the community not directly related to the project included adequate drainage improvements on Mariposa Avenue, requested ability for weekend parking along the entire length of Normandie Avenue, lack of street sweeping on Mariposa Avenue, painting of "KEEP CLEAR" and signs at the intersection of Mariposa Avenue and Sepulveda Boulevard south of the project, and feasibility of retiming traffic signals at Normandie Avenue.

26. A community member in his testimony requested that the offsite improvements north on 228th Street that were volunteered by the applicant, be required as a condition of approval to ensure its construction, and that the improvements be in place prior to issuance of any development permits.

27. A representative from Public Works - Traffic and Lighting Division, testified during the November 30, 2005 public hearing and recommended that a conceptual striping plan, which included the offsite improvements on 228th Street, be submitted for technical review and feasibility. The applicant may make improvements within the road right-of-way, but Public Works recommended that this be done as it relates to mitigating potential traffic impacts. Public Works also clarified that provision of street parking could potentially interfere with other mitigation implemented (e.g. with respect to lanes dedicated for directional traffic), and emphasized that the conceptual striping plan review would analyze these factors. The limitation on parking of Normandie Avenue, which is a secondary highway on the County Master Plan of Highways, has also been considered to maximize the flow of traffic, and Public Works testified to the difficulty of eliminating parking after its provision. Availability of weekend parking on Normandie Avenue along the project would be reviewed by the Investigation Unit within Public Works Traffic and Lighting. The jurisdiction of the roads at the intersection of Normandie Avenue and Sepulveda Boulevard, whether the County or the City of Los Angeles, would also need to be researched but provision of signs would not be a difficult task to achieve.

28. During the November 30, 2005 public hearing, the Commission held discussions regarding the voluntary improvements and conditions provided by the applicant and its feasibility based on further study and work with Public Works. Staff also suggested that the applicant provide updates to the concerned neighbors regarding status of these project reviews and referrals.

29. On November 30, 2005, the Commission closed the public hearing and instructed staff to return with a report on the outcome of feasibility reviews with Public Works as well as final findings and conditions reflecting their intent to adopt the Mitigated Negative Declaration; approve Vesting Tentative Tract Map No. 061387 and Conditional Use Permit Case No. 04-175-(2); and recommend to the Los Angeles County Board of Supervisors approval of General Plan Amendment and Zone Change Case Nos. 04-175-(2).

30. Subsequent to the close of public hearing, the applicant continued to work with property owners along the north side of 228th Street to acquire the necessary offsite right-of-way for improvements as volunteered. The applicant however, was unable to acquire the necessary right-of-way, and will continue to provide improvements within the dedicated portion of northerly 228th Street as agreed to by the applicant at the November 30, 2005 public hearing. The applicant also met with Public Works Traffic and Lighting Division staff regarding conceptual striping plans and through discussions and survey of field conditions, Public Works staff determined that no effective changes would be achieved within the constraints of the project.

31. The feasibility of "KEEP CLEAR" sign and pavement markings at the intersection of Mariposa Avenue and Sepulveda Boulevard south of the project site, and evaluation of traffic signal timing at the intersection of Normandie Avenue and Sepulveda Boulevard as requested at the November 30, 2005 public hearing, was referred to Public Works Traffic and Lighting Division for further investigation outside the time table of this project.

32. The concerns related to existing drainage and street sweeping on Mariposa Avenue as raised at the November 30, 2005 public hearing, was referred to Public Works Road Maintenance Division for further investigation outside the time table of this project.

33. The project has been required to provide and maintain required parking for each dwelling unit; prohibit recreational vehicle parking within the development; prohibit any construction on weekends; provide pedestrian access from Normandie Avenue, 228th Street and Mariposa Avenue; and require acknowledgement by future residents at time of purchase of nearby existing and legal industrial uses.

34. The proposed use is required to comply with the development standards of the R-3-DP zone pursuant to Sections 22.20.300 through 22.20.330 and 22.40.070 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 04-175-(2).

35. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Health Services and Regional Planning.

36. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, as shown on the site plan and Vesting Tentative Tract Map No. 061387.

37. Compatibility with surrounding land uses will be ensured through the related zone change, subdivision, conditional use permit and environmental conditions.

38. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.

39. Modified conditions warrant a revision in the zoning plan as it pertains to the subject property as urban residential housing is needed.

40. The subject property is a proper location for the recommended zoning classification in that the recommended zoning classification for the subject property is compatible with adjacent and/or nearby zoning classifications and/or land uses.

41. The adoption of the proposed zoning classification will be in the interest of public health, safety and general welfare, and in conformity with good planning practices in that the proposed zoning classification implement a project that promotes higher-density residential development within underutilized vacant land.

42. Adoption of the proposed zone change will enable the development of the subject property as proposed.

43. The applicant in this case has satisfied the "Burden of Proof" for the requested Zone Change which is needed and appropriate.

44. An Initial Study was prepared for this 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 of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on noise, water quality, air quality, traffic/access, sewage disposal, utilities, environmental safety and mandatory findings. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point

where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.

45. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.

46. This project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

47. 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 the Department of Regional Planning ("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 Land Divisions Section, Regional Planning.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended zone change and related general plan amendment; and

2. Certify that the Mitigated Negative Declaration has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and

3. Approve the Mitigated Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and

4. Approve and adopt the Mitigation Monitoring Program for the proposed project, incorporated in the Mitigated Negative Declaration, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and

5. Find that the recommended general plan amendment is consistent with the goals, policies and programs of the Los Angeles Countywide General Plan; and

6. Adopt Zone Change Case No. 04-175-(2) changing the zoning classifications on the property.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on February 1, 2006.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR VESTING TENTATIVE TRACT MAP NO. 061387

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Vesting Tentative Tract Map No. 061387 on October 19, 2005 and November 30, 2005. Vesting Tentative Tract Map No. 061387 was heard concurrently with General Plan Amendment Case No. 04-175-(2), Zone Change Case No. 04-175-(2) and Conditional Use Permit Case No. 04-175-(2).

2. Vesting Tentative Tract Map No. 061387 proposes a residential development of one multi-family lot with 76 new attached single-family condominiums in nine detached buildings on 3.88 gross acres.

3. The subject site is located at 22800 Normandie Avenue in the Carson Zoned District.

4. The rectangularly-shaped property is 3.88 gross acres (2.85 net acres) in size with level topography.

5. Access to the proposed development is provided by Mariposa Avenue, a 60-foot wide dedicated street.

6. The project site is currently zoned M-1 (Light Manufacturing) which was established by Ordinance No. 6529 and became effective on October 6, 1954. The project proposes a zone change to R-3-DP (Limited Multiple Family Residential – 5,000 Square Feet Minimum Required Lot Area – Development Program).

7. Surrounding zoning includes M-1, M-2 (Heavy Manufacturing), B-1 (Buffer Strip), and R-2-DP (Two Family Residence – Development Program) to the north; M-1, A-1 (Light Agricultural) and R-2-DP to the east; M-1 and M-2 to the south; and M-2 and the City of Los Angeles to the west.

8. The subject property consists of 10 lots currently used as a vehicle auction yard. Surrounding uses include commercial and vacant property to the north; industrial, single-family residences and three apartment buildings to the east; commercial and industrial to the south; and industrial and vacant property to the west. The City of Los Angeles is located to the west of the subject property.

9. The project is consistent with the proposed R-3-DP zoning classification. Townhouses are permitted in the R-3 zone pursuant to Section 22.20.260 of the Los Angeles County Code ("County Code"). The proposed density of 76 dwelling units is consistent with the maximum 85 dwelling units permitted by the R-3-DP

zoning. The applicant has requested a conditional use permit ("CUP") to ensure compliance with the Development Program zone pursuant to Section 22.40.040 of the County Code, which allows development of the site consistent with the approved development program.

10. The property is depicted in the Industrial ("M") land use category of the General Plan. The project proposes a plan amendment from M to Urban 3 ("U3") which allows a maximum 22 dwelling units per gross acre. The proposed 76 dwelling units is consistent with the maximum 85 dwelling units permitted by the proposed U3 land use category for residential development.

11. General Plan Amendment Case No. 04-175-(2) is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change 2.85 net acres of the site from M to U3.

12. Zone Change Case No. 04-175-(2) is a related request to authorize change of zone of 2.85 net acres of M-1 (Light Manufacturing) to R-3-DP (Limited Family Residential-Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained.

13. Conditional Use Permit Case No. 04-175-(2) is a related request to ensure compliance with the Development Program zone. As part of the development program, the applicant is requesting modification of the following development standards:

    a. Modification of the maximum permitted wall height of three-and-one-half feet in the front yard setback to allow a six-foot high masonry wall, as depicted on the approved Exhibit "A."

    b. Modification of the maximum permitted wall height of six feet in the rear yard setback to allow a 14-foot wall, as depicted on the approved Exhibit "A" at the southerly property boundary to minimize impacts from adjacent industrial uses.

    c. Modification of the maximum permitted building height of 35 feet within the R-3 zone to allow a maximum building height of 45 feet to accommodate architectural features.

Findings

14. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board of Supervisors") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

15. The applicant's site plan, labeled as "Exhibit A," depicts a 2.85-acre rectangularly-shaped property developed with 76 attached condominium units in nine buildings within a gated development. The residential buildings are arranged along the main private driveway with three buildings west, and five buildings east of the 28-foot-wide driveway. The gate that serves as the only point of entry and exit for residents, is depicted a minimum 75 feet from Mariposa Avenue for adequate turnaround and approximately 390 feet south of 228th Street. Gated emergency access is provided from 228th Street. The buildings contain seven, eight or 13 units with a maximum building height of 45 feet. Each unit is provided a minimum of two covered parking spaces. The project also provides 19 guest parking spaces for a project total of 171 parking spaces. Approximately 38,500 square feet of open space is provided within the development, including a 4,800-square-foot tot lot with proposed public art feature as well as individual private areas and landscaped common courtyard areas. Grading consists of 5,000 cubic yards of cut and fill to be balanced onsite. A maximum 14-foot high wall is proposed along the southern boundary of the property to buffer from adjacent industrial uses.

16. During the October 19, 2005 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.

17. Five comment letters and 16 petitions were submitted to the Commission. Four letters and the petitions were in opposition to the project, with concerns related to high density, existing congestion on Mariposa Avenue, Mariposa's inability to accommodate additional traffic from the project, and request for the project to take access solely from Normandie Avenue. One letter was also received from the California Water Service with general comments regarding nearby water facilities.

18. Six persons testified at the public hearing: two representing the applicant, and four in opposition to the project. Additional issues raised during the public hearing included concerns related to loading and unloading on Mariposa Avenue for nearby industrial uses and impacts of offsite street parking on neighboring properties.

19. The applicant responded that additional right-of-way is being provided on Mariposa Avenue to replace curbs, gutters and sidewalks, and to underground utilities. The project was designed without access to and from Normandie Avenue based on information provided in the traffic study. The project Conditions,

Covenants and Restrictions ("CC&Rs") would reflect requirement of maintaining two covered parking spaces for each residence. The applicant also described the hierarchy of uses from most to least intense, and that more intense uses are generally provided near major thoroughfares. The residential units have also been designed to turn inward so as to not directly face the nearby industrial uses.

20. During the public hearing, the Commission held discussions regarding addressing the potential incompatibility of existing industrial uses with future residential uses as well as provision of security with a pedestrian gate near the tot lot. The merit of vehicles in queue within the project or on Mariposa Avenue was also discussed as well as disclosure of existing legal industrial uses to future residents to avoid 'nuisance' claims.

21. The case was continued to November 30, 2005 for the applicant to provide additional information regarding potential relocation of the project gate further north towards 228th Street, including detailed exhibit of driveways and uses opposite the project on Mariposa Avenue, and to meet with the community members for their input. The Commission also requested that Los Angeles County Department of Public Works ("Public Works") review potential project access designed from Normandie Avenue and further north closer to 228th Street.

22. During the 30-day continuance time period, the applicant had met with staff from Public Works and the Los Angeles County Fire Department ("Fire Department") regarding technical review of the driveway alternatives. Both Public Works and Fire Department preferred the driveway design depicted on the Exhibit "A" map dated July 12, 2005 presented to the Regional Planning Commission, rather than the proposed alternative driveway design further north towards 228th Street.

23. On November 9, 2005, the applicant met with two of the three community members who had testified with concerns at the October 19, 2005 public hearing. Discussion at this meeting included the project site's constraints for the driveway location, and the proposed improvements that the applicant would like to offer to make their project more compatible with surrounding development.

24. At the November 30, 2005 continued public hearing, additional information was presented to the Commission, including detailed exhibits of main project driveway alternatives. The applicant volunteered to provide offsite improvements on the north side of 228th Street as well as install "No Parking" signs for peak hours along the property frontage on 228th Street. The applicant also proposed pedestrian gates along Normandie Avenue and 228th Street to provide pedestrian access to three sides of the project.

25. At the November 30, 2005 public hearing, two persons testified in favor regarding the project. Additional quality-of-life concerns raised by the community not directly related to the project included adequate drainage improvements on Mariposa Avenue, requested ability for weekend parking along the entire length of Normandie Avenue, lack of street sweeping on Mariposa Avenue, painting of "KEEP CLEAR" and signs at the intersection of Mariposa Avenue and Sepulveda Boulevard south of the project, and feasibility of retiming traffic signals at Normandie Avenue.

26. A community member in his testimony requested that the offsite improvements north on 228th Street that were volunteered by the applicant, be required as a condition of approval to ensure its construction, and that the improvements be in place prior to issuance of any development permits.

27. A representative from Public Works - Traffic and Lighting Division, testified during the November 30, 2005 public hearing and recommended that a conceptual striping plan, which included the offsite improvements on 228th Street, be submitted for technical review and feasibility. The applicant may make improvements within the road right-of-way, but Public Works recommended that this be done as it relates to mitigating potential traffic impacts. Public Works also clarified that provision of street parking could potentially interfere with other mitigation implemented (e.g. with respect to lanes dedicated for directional traffic), and emphasized that the conceptual striping plan review would analyze these factors. The limitation on parking of Normandie Avenue, which is a secondary highway on the County Master Plan of Highways, has also been considered to maximize the flow of traffic, and Public Works testified to the difficulty of eliminating parking after its provision. Availability of weekend parking on Normandie Avenue along the project would be reviewed by the Investigation Unit within Public Works Traffic and Lighting. The jurisdiction of the roads at the intersection of Normandie Avenue and Sepulveda Boulevard, whether the County or the City of Los Angeles, would also need to be researched but provision of signs would not be a difficult task to achieve.

28. During the November 30, 2005 public hearing, the Commission held discussions regarding the voluntary improvements and conditions provided by the applicant and its feasibility based on further study and work with Public Works. Staff also suggested that the applicant provide updates to the concerned neighbors regarding status of these project reviews and referrals.

29. On November 30, 2005, the Commission closed the public hearing and instructed staff to return with a report on the outcome of feasibility reviews with Public Works as well as final findings and conditions reflecting their intent to adopt the Mitigated Negative Declaration; approve Vesting Tentative Tract Map No. 061387 and

Conditional Use Permit Case No. 04-175-(2); and recommend to the Los Angeles County Board of Supervisors approval of General Plan Amendment and Zone Change Case Nos. 04-175-(2).

30. Subsequent to the close of public hearing, the applicant continued to work with property owners along the north side of 228th Street to acquire the necessary offsite right-of-way for improvements as volunteered. The applicant however, was unable to acquire the necessary right-of-way, and will continue to provide improvements within the dedicated portion of northerly 228th Street as agreed to by the applicant at the November 30, 2005 public hearing. The applicant also met with Public Works Traffic and Lighting Division staff regarding conceptual striping plans and through discussions and survey of field conditions, Public Works staff determined that no effective changes would be achieved within the constraints of the project.

31. The feasibility of "KEEP CLEAR" sign and pavement markings at the intersection of Mariposa Avenue and Sepulveda Boulevard south of the project site, and evaluation of traffic signal timing at the intersection of Normandie Avenue and Sepulveda Boulevard as requested at the November 30, 2005 public hearing, was referred to Public Works Traffic and Lighting Division for further investigation outside the time table of this project.

32. The concerns related to existing drainage and street sweeping on Mariposa Avenue as raised at the November 30, 2005 public hearing, was referred to Public Works Road Maintenance Division for further investigation outside the time table of this project.

33. The project has been required to provide and maintain required parking for each dwelling unit; prohibit recreational vehicle parking within the development; prohibit any construction on weekends; provide pedestrian access from Normandie Avenue, 228th Street and Mariposa Avenue; and require acknowledgement by future residents at time of purchase of nearby existing and legal industrial uses.

34. The proposed use is required to comply with the development standards of the R-3-DP zone pursuant to Sections 22.20.300 through 22.20.330 and 22.40.070 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 04-175-(2).

35. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.

Findings

36. The site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of Public Works.

37. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.

38. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.

39. The design of the subdivision provides for future passive or natural heating or cooling opportunities therein.

40. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and on the tentative tract map, provide adequate protection for any such easements.

41. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

42. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.

43. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

44. This tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

45. An Initial Study was prepared for this 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 of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on noise, water quality, air quality, traffic/access, sewage disposal, utilities, environmental safety and mandatory findings. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.

46. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.

47. This project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

48. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for Conditional Use Permit Case No. 04-175-(2) and the Mitigation Monitoring Program.

49. 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 the Department of Regional Planning ("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 Land Divisions Section, Regional Planning.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Adopts the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.

2. Approves Vesting Tentative Tract Map No. 061387 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

DEPARTMENT OF REGIONAL PLANNING **Map Date: 7-12-2005**
VESTING TENTATIVE TRACT MAP NO. 061387 **Exhibit Map Date: 7-12-2005**

CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). Also, conform to the requirements of Conditional Use Permit Case No. 04-175-(2) and the Mitigation Monitoring Program.

2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit No. 04-175-(2), conform to the applicable requirements of the R-3-DP zone.

3. In accordance with Conditional Use Permit No. 04-175-(2), this land division is approved within a Development Program zone as a condominium development of 76 attached single-family units in nine detached buildings.

4. Recordation of the final map is contingent upon approval of General Plan Amendment Case No. 04-175-(2) by the Los Angeles County Board of Supervisors and the effectuation of an ordinance changing the zoning of the subject property from M-1 to R-3-DP.

5. Show Normandie Avenue, 228th Street, and Mariposa Avenue as dedicated streets on the final map.

6. Provide at least 50 feet of street frontage on the property line for the lot.

7. Submit a copy of the project Conditions, Covenants and Restrictions ("CC&Rs") to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.

8. Within 15 days of approval, submit evidence that the conditions of the associated Conditional Use Permit Case No. 04-175-(2) have been recorded.

9. Place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 76 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access and utility easements for the units.

10. Provide in the CC&Rs a method for the continuous maintenace of the common areas, including the driveway and the lighting system along all walkways, to the satisfaction of Regional Planning.

11. Reserve in the CC&Rs the right for all residents within the condominium poroject to use the driveways for access and the guest parking spaces throughout the subdivision.

12. Except where the Los Angeles County Fire Department ("Fire Department") determines that gates are not allowed for safety reasons, or as otherwise specified in these conditions, gated entries are permitted at the locations depicted on the tentative tract map and exhibit map subject to the stacking, turnaround, width and design requirements of Fire Department and the Los Angeles County Department of Public Works ("Public Works").

13. Three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director of Regional Planning ("Director of Planning") as required by Conditional Use Permit Case No. 04-175-(2) prior to issuance of a grading permit or building permit.

14. Plant at least one tree of a non-invasive species within the front yard of the multi-family lot, and a minimum additional eight trees within the project site. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director of Planning and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

15. Within five days of the tentative map approval date, remit a $25.00 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

16. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of Vesting Tentative Tract Map No. 061387. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Program. Within 15 days of approval, record a covenant and agreement, and submit a copy to Regional Planning for approval, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to Regional Planning as frequently as may be required by the department. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

17. Within 30 days of the tentative map approval, as provided in the Mitigation Monitoring Program, deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports require by the Mitigation Monitoring Program.

18. The subdivider 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, and employees to attack, set aside, void or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, of the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

19. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay the Department of Regional Planning an initial deposit of $5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

    a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional fund to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

    b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

    The cost for collection and duplication of records and other related documents will be paid by subdivider according to Los Angeles County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all those conditions set forth in Conditional Use Permit Case No. 04-175-(2), the attached mitigation monitoring program, and the attached reports recommended by the Los Angeles County Subdivision Committee, which also consists of members of the Public Works, Fire Department, Department of Parks and Recreation, and Health Services.

The Los Angeles County Regional Planning Commission herewith amends the following condition to the Department of Public Works as detailed below:

> Condition No. 18 (Land Development-Road) – "Comply with the mitigation measures identified in the attached January 24, 2005 letter from our Traffic and Lighting Division to the satisfaction of Public Works" is amended to read: **Comply with the mitigation measures identified in the attached January 24, 2005 letter from our Traffic and Lighting Division, and Condition No. 19, to the satisfaction of Public Works.**

The Los Angeles County Regional Planning Commission herewith adds the following condition to the Department of Public Works as detailed below:

> Condition No. 19 (Land Development-Road) - **Construct curb, gutter, base, and pavement along the offsite dedicated portion of 228th Street north of the subject property immediately east of Normandie Avenue, as agreed to by the applicant to the satisfaction of Public Works.**

RP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 061387 (Rev.)

TENTATIVE MAP DATED 07-12-2005
EXHIBIT MAP DATED 07-12-2005

The following reports consisting of 12 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.

8. Place standard condominium notes on the final map to the satisfaction of Public Works.

9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.

10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.

11. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

12. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

14. Quitclaim or relocate easements running through proposed structures.

15. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.

16. Close abandoned oil wells prior to final map approval to the satisfaction of Public Works. For additional information and requirements, please contact our Environmental Programs Division at (626) 458-3517.

17. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of $2,000 (Minor Land Divisions) or $5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation

HW

Prepared by Henry Wong Phone (626) 458-4915 Date 08-11-2005

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT NO. 061387

TENTATIVE MAP DATED 07/12/05
EXHIBIT MAP 07/12/05

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.

==========

GRADING CONDITIONS:

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

2. Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 01/20/05 to the satisfaction of Public Works.

Name _____ Date 08/15/05 Phone (626) 458-4921
TIMOTHY CHEN

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
__ Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT 61387
SUBDIVIDER Caritas Partners
ENGINEER R.T. Quinn and Associates
GEOLOGIST ----------
SOILS ENGINEER ----------

TENTATIVE MAP DATED ~~06~~ 07-12-05 3rd Revision and Exhibit
LOCATION Torrance
REPORT DATE ----------
REPORT DATE ----------

[ ] **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

[ ] The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.

[ ] A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.

[ ] All geologic hazards associated with this proposed development must be eliminated,

or

delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.

[ ] A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____ ,dated _____ ."

[X] **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

[ ] This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.

[X] The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.

[X] A soils engineering report may be required prior to approval of building or grading plans.

[X] The Soils Engineering review dated 8-9-05 is attached.

[ ] Geotechnical Recordation Map verification deposit estimate 6 hours.

[ ] Groundwater is less than 10 feet from the ground surface on lots _____

Prepared by _____ Reviewed by _____ Date 08-01-05
Robert O. Thomas

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 12
Job Number LX001129
Sheet 1 of 1

Tentative Map (Tract) 61387

DISTRIBUTION:
___ Grading/ Drainage
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Location	22800 Normandie Avenue, Torrance
Developer/Owner	Caritas Partners
Engineer/Architect	R.T. Quinn and Associates
Soils Engineer	-----
Geologist	-----

Review of:

Revised Tentative Tract Map and Exhibit Dated By Regional Planning **7/12/05**
Previous review sheet dated 4/26/05

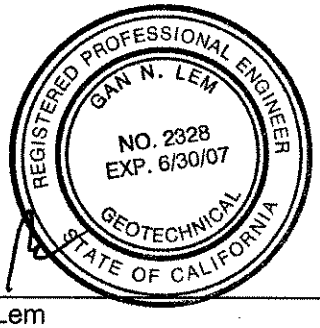
ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of **"Manual for Preparation of Geotechnical Reports"** prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: http://dpw.co.la.ca.us/med/manual.pdf.

2. At the grading plan review stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by _____ Date 8/9/05
Gan Lem

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

Gan:tract-61387

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate right of way 32 feet from centerline along the property frontage on 228th Street. Two feet of additional right of way is required.

2. Dedicate right of way 32 feet from centerline along the property frontage on Mariposa Avenue. Five feet of additional right of way is required.

3. Provide standard property line return radii of 13 feet at the intersections of Normandie Avenue/228th Street and 228th Street/Mariposa Avenue.

4. Dedicate vehicular access rights on Normandie Avenue, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.

5. Dedicate vehicular access rights on 228th Street except for the Fire Department emergency access.

6. Close any unused driveway with standard curb, gutter, and sidewalk on streets abutting this subdivision.

7. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement on streets abutting this subdivision.

8. Construct missing sidewalk along the property frontage on 228th Street.

9. If needed, construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current ADA requirements along the property frontage on 228th Street and Mariposa Avenue to the satisfaction of Public Works

10. Construct full width sidewalk at all walk returns.

11. Construct curb ramps at the at the intersections of Normandie Avenue/228th Street and 228th Street/Mariposa Avenue.

12. Plant street trees along the property frontage on Normandie Avenue, Mariposa Avenue and 228th Street to the satisfaction of Public Works.

13. Locate the entry gate (or the key pad if one is provided) a minimum of 50 feet beyond the right of way of Mariposa Avenue and construct a minimum 32 foot radius turnaround preceding the gated entrance to the satisfaction of Public Works.

14. Set back the median nose at the gated entrance a minimum 20 feet from the public right of way.

15. Prior to final map approval, the subdivider shall enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works..

16. Comply with following street lighting requirements:

    a. Provide street lights on concrete poles with underground wiring along the property frontage on Normandie Avenue, Mariposa Avenue and 228th Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

    b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

17. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

18. Comply with the mitigation measures identified in the attached January 24, 2005 letter from our Traffic and Lighting Division to the satisfaction of Public Works.

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
www.ladpw.org

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

January 24, 2005

IN REPLY PLEASE
REFER TO FILE: T-4

Mr. Chris Munoz
Katz, Okitsu & Associates
1055 Corporate Center Drive, Suite 300
Monterey Park, CA 91754

Dear Mr. Munoz:

TENTATIVE TRACT NO. 61387
NORMANDIE CONDOMINIUM COMPLEX PROJECT
TRAFFIC STUDY (OCTOBER 29, 2004)
SITE PLAN (JUNE 28, 2004)
CARSON AREA

As requested, we have reviewed the above-mentioned document. The proposed project is located at 22804 Normandie Avenue on the southeast corner of Normandie Avenue at 228th Street in the unincorporated County of Los Angeles area of Carson.

The proposed project is a 79-unit condominium complex in the Carson area of the unincorporated County of Los Angeles. The existing 2.92 acre site includes a used auto auction/storage facility and a dirt parking lot. The project has its main entrance on Mariposa Avenue with an additional "Fire/Emergency Only" entrance on 228th Street. Based on a 2006 build-out year, the 79-unit condominium complex is estimated to generate approximately 463 vehicle trips daily, with 35 and 43 vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the study that the traffic generated by the project alone, as well as the cumulative traffic generated by the project and other related projects, will not have a significant impact to County roadways or intersections in the area. We also agree with the study that the project will not have significant impacts to the Congestion Management Program-monitored intersections, arterials, or freeways in the area.

We recommend that the Cities of Carson and Los Angeles review this document to determine whether they concur with the study's findings of the potential California Environmental Quality Act (CEQA) impacts within their jurisdictions.

A determination shall be made regarding whether the project has a significant impact on the nearby I-110 Freeway. Caltrans shall be consulted in order to select the methodology to use when determining the impact to the freeways. If Caltrans finds that the project has a CEQA significant impact on the freeway, Caltrans shall be requested to include the basis for this finding in their response. If fees are proposed to mitigate the freeway impact, Caltrans shall be requested to identify the specific project to which the fees will apply. These written comments from Caltrans shall be submitted to Public Works and included with the project's environmental document.

In order to complete our review, a revised 40-foot-scale site plan of the project showing access locations in relationship to adjacent intersections and driveways, and driveways opposite the project frontage, shall be submitted to Traffic and Lighting Division for review and approval prior to the issuance of building permits. Please submit your revised site plan to Mr. Sam Richards of our Land Development Review Section.

If you have any questions regarding the review of the document, please contact Mr. Gary Hilliard of our Traffic Studies Section, Traffic and Lighting Division, at (626) 300-4769.

Very truly yours,

DONALD L. WOLFE
Acting Director of Public Works

William Winter

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

GH:cn
P:\TLPUB\WPFILES\FILES\ST\GH\EIR's\Normandie Condos\EIR04340-MEMO to Consultant.doc

cc: Department of Regional Planning (Christina Tran)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 061387 (Rev.)

TENTATIVE MAP DATED 07-12-2005

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. The proposed public mainline sewer alignment connection to Mariposa Avenue as shown is not approved. The on-site sewer mainline shall exit the site through the main entrance for connection to the existing sewer in Mariposa Avenue or to the satisfaction of Public Works.

3. A sewer area study for the proposed subdivision (PC11785AS, dated 12-03-2004) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.

5. Easements are required, subject to review by Public Works to determine the final locations and requirements.

Prepared by Juan M Sarda Phone (626) 458-7151 Date 08-11-2005
Reviewed by Henry Wong HW
tr61387s-rev3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 061387 (Rev.)

TENTATIVE MAP DATED 07-12-2005

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.

3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

4. Submit landscape and irrigation plans for each open space in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Juan M Sarda Phone (626) 458-7151 Date 08-09-2005
Reviewed by Henry Wong HW
tr61387w-rev3.doc

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. T.R. 61387 Tentative Map Date July 12, 2005, EX. A

Revised Report YES

☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

☒ The required fire flow for public fire hydrants at this location is **3500** gallons per minute at 20 psi for a duration of 3 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☒ The required fire flow for private on-site hydrants is **2500** gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing **1250** gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☒ Fire hydrant requirements are as follows:

Install 2 public fire hydrant(s). Verify / Upgrade existing 1 public fire hydrant(s).

Install 2 private on-site fire hydrant(s).

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☒ Other location: **UPGRADE THE FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF MARIPOSA AVE AND 228TH ST.**

☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.

☒ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **UPGRADE OF EXISTING FIRE HYDRANT IS REQUIRED DUE TO NOT COMPLYING WITH MINIMUM FIRE FLOW REQUIREMENTS. UPGRADE MUST BE COMPLETED, TESTED, AND ACCEPTED OR BONDED FOR PRIOR TO FINAL MAP APPROVAL. FIRE FLOW REQUIREMENT MAY BE REDUCED DURING BUILDING PLAN CHECK PHASE.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector *Juan C. Padilla* Date August 18, 2005

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: T.R. 61387 Map Date July 12, 2005, EX. A

C.U.P. _____ Map Grid _____

☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881–2404.

☐ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.

☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

☐ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.

☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

☐ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.

☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.

☐ The Fire Department has no additional requirements for this division of land.

Comments: **Access is adequate as shown on Exhibit Map.**

By Inspector: *Juan C. Padilla* Date August 18, 2005

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map #	**61387**	DRP Map Date:**07/12/2005**	SCM Date: / /	Report Date: **08/01/2005**
Park Planning Area # **21**	**WEST CARSON**			Map Type:**REV. (REV RECD)**

Total Units **76** = Proposed Units **76** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

1) the dedication of land for public or private park purpose or,
2) the payment of in-lieu fees or,
3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	**0.49**
IN-LIEU FEES:	**$158,086**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $158,086 in-lieu fees.

Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: _____
James Barber, Advanced Planning Section Head

Supv D 2nd
July 28, 2005 15:39:43
QMB02F.FRX

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **61387**	DRP Map Date:**07/12/2005**	SMC Date: / /	Report Date: **08/01/2005**
Park Planning Area # **21**	**WEST CARSON**		Map Type:**REV. (REV RECD)**

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)eople x (0.003) Goal x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **76** = Proposed Units **76** + Exempt Units **0**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.23	0.0030	0	0.00
M.F. < 5 Units	2.70	0.0030	0	0.00
M.F. >= 5 Units	**2.17**	**0.0030**	**76**	**0.49**
Mobile Units	2.00	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**0.49**

Park Planning Area = **21 WEST CARSON**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.49	$322,625	**$158,086**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
			Total Provided Acre Credit:	**0.00**	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.49	0.00	0.00	0.49	$322,625	**$158,086**

COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health

THOMAS L. GARTHWAITE, M.D.
DIRECTOR and CHIEF MEDICAL OFFICER

FRED LEAF
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
Director of Public Health and Health Officer

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne Brathwaite Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

August 10, 2005

RFS No. 05-0008875

Tract Map No. 061387

Vicinity: Harbor City

Tentative Tract Map Date: March 24, 2005 (2nd Revision)

The Los Angeles County Department of Health Services' conditions of approval for **Tentative Tract Map 061387** are unchanged by the submission of the revised map. The following conditions still apply and are in force:

1. Potable water will be supplied by the **California Water Service Company**, a public water system, which guarantees water connection and service to all lots. The "Will Serve" letter has been received by the Department.

2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV
Mountain and Rural/Water, Sewage, and Subdivision Program

FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR CONDITIONAL USE PERMIT CASE NO. 04-175-(2)

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Conditional Use Permit Case No. 04-175-(2) on October 19, 2005 and November 30, 2005. Conditional Use Permit Case No. 04-175-(2) was heard concurrently with General Plan Amendment Case No. 04-175-(2), Zone Change Case No. 04-175-(2) and Vesting Tentative Tract Map No. 061387.

2. The applicant, Greg Stewart representing Caritas Partners, is proposing a gated condominium development of 76 attached units in nine detached buildings.

3. A conditional use permit ("CUP") is required to ensure compliance with the proposed –DP zone pursuant to Section 22.40.040 of the Los Angeles County Code ("County Code").

4. The subject site is located at 22800 Normandie Avenue in the Carson Zoned District.

5. The rectangularly-shaped property is 3.88 gross acres (2.85 net acres) in size with level topography.

6. Access to the proposed development is provided by Mariposa Avenue, a 60-foot wide dedicated street.

7. The project site is currently zoned M-1 (Light Manufacturing) which was established by Ordinance No. 6529 and became effective on October 6, 1954. The project proposes a zone change to R-3-DP (Limited Multiple Family Residential – 5,000 Square Feet Minimum Required Lot Area – Development Program).

8. Surrounding zoning includes M-1, M-2 (Heavy Manufacturing), B-1 (Buffer Strip), and R-2-DP (Two Family Residence – Development Program) to the north; M-1, A-1 (Light Agricultural) and R-2-DP to the east; M-1 and M-2 to the south; and M-2 and the City of Los Angeles to the west.

9. The subject property consists of 10 lots currently used as a vehicle auction yard. Surrounding uses include commercial and vacant property to the north; industrial, single-family residences and three apartment buildings to the east; commercial and industrial to the south; and industrial and vacant property to the west. The City of Los Angeles is located to the west of the subject property.

Findings

10. The project is consistent with the proposed R-3-DP zoning classification. Townhouses are permitted in the R-3 zone pursuant to Section 22.20.260 of the County Code. The proposed density of 76 dwelling units is consistent with the maximum 85 dwelling units permitted by the R-3-DP zoning. The applicant has requested a CUP to ensure compliance with the Development Program zone pursuant to Section 22.40.040 of the County Code, which allows development of the site consistent with the approved development program.

11. The property is depicted in the Industrial ("M") land use category of the General Plan. The project proposes a plan amendment from M to Urban 3 ("U3") which allows a maximum 22 dwelling units per gross acre. The proposed 76 dwelling units is consistent with the maximum 85 dwelling units permitted by the proposed U3 land use category for residential development.

12. General Plan Amendment Case No. 04-175-(2) is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change 2.85 net acres of the site from M to U3.

13. Zone Change Case No. 04-175-(2) is a related request to authorize change of zone of 2.85 net acres of M-1 to R-3-DP. The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained.

14. Vesting Tentative Tract Map No. 061387 is a related request to create one multi-family residential lot with 76 new attached single-family condominium units in nine buildings on 3.88 gross acres.

15. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board of Supervisors") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

16. The applicant's site plan, labeled as "Exhibit A," depicts a 2.85-acre rectangularly-shaped property developed with 76 attached condominium units in nine buildings within a gated development. The residential buildings are arranged along the main private driveway with three buildings west, and five buildings east of the 28-foot-wide driveway. The gate that serves as the only point of entry and exit for residents, is depicted a minimum of 75 feet from Mariposa Avenue for adequate

turnaround and approximately 390 feet south of 228th Street. Gated emergency access is provided from 228th Street. The buildings contain seven, eight or 13 units with a maximum building height of 45 feet. Each unit is provided a minimum of two covered parking spaces. The project also provides 19 guest parking spaces for a project total of 171 parking spaces. Approximately 38,500 square feet of open space is provided within the development, including a 4,800-square-foot tot lot with proposed public art feature as well as individual private areas and landscaped common courtyard areas. Grading consists of 5,000 cubic yards of cut and fill to be balanced onsite. A maximum 14-foot high wall is proposed along the southern boundary of the property to buffer from adjacent industrial uses.

17. As part of the development program, the applicant is requesting modification of the following development standards:

    a. Modification of the maximum permitted wall height of three-and-one-half feet in the front yard setback to allow a six-foot high masonry wall, as depicted on the approved Exhibit "A."

    b. Modification of the maximum permitted wall height of six feet in the rear yard setback to allow a 14-foot wall, as depicted on the approved Exhibit "A" at the southerly property boundary to minimize impacts from adjacent industrial uses.

    c. Modification of the maximum permitted building height of 35 feet within the R-3 zone to allow a maximum building height of 45 feet to accommodate architectural features.

18. During the October 19, 2005 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.

19. Five comment letters and 16 petitions were submitted to the Commission. Four letters and the petitions were in opposition to the project, with concerns related to high density, existing congestion on Mariposa Avenue, Mariposa's inability to accommodate additional traffic from the project, and request for the project to take access solely from Normandie Avenue. One letter was also received from the California Water Service with general comments regarding nearby water facilities.

20. Six persons testified at the public hearing: two representing the applicant, and four in opposition to the project. Additional issues raised during the public hearing included concerns related to loading and unloading on Mariposa Avenue for nearby industrial uses and impacts of offsite street parking on neighboring properties.

Findings

21. The applicant responded that additional right-of-way is being provided on Mariposa Avenue to replace curbs, gutters and sidewalks, and to underground utilities. The project was designed without access to and from Normandie Avenue based on information provided in the traffic study. The project Conditions, Covenants and Restrictions ("CC&Rs") would reflect requirement of maintaining two covered parking spaces for each residence. The applicant also described the hierarchy of uses from most to least intense, and that more intense uses are generally provided near major thoroughfares. The residential units have also been designed to turn inward so as to not directly face the nearby industrial uses.

22. During the public hearing, the Commission held discussions regarding addressing the potential incompatibility of existing industrial uses with future residential uses as well as provision of security with a pedestrian gate near the tot lot. The merit of vehicles in queue within the project or on Mariposa Avenue was also discussed as well as disclosure of existing legal industrial uses to future residents to avoid 'nuisance' claims.

23. The case was continued to November 30, 2005 for the applicant to provide additional information regarding potential relocation of the project gate further north towards 228th Street, including detailed exhibit of driveways and uses opposite the project on Mariposa Avenue, and to meet with the community members for their input. The Commission also requested that Los Angeles County Department of Public Works ("Public Works") review potential project access designed from Normandie Avenue and further north closer to 228th Street.

24. During the 30-day continuance time period, the applicant met with staff from Public Works and the Los Angeles County Fire Department ("Fire Department") regarding technical review of the driveway alternatives. Both Public Works and Fire Department preferred the driveway design depicted on the Exhibit "A" map dated July 12, 2005 presented to the Regional Planning Commission, rather than the proposed alternative driveway design further north towards 228th Street.

25. On November 9, 2005, the applicant met with two of the three community members who had testified with concerns at the October 19, 2005 public hearing. Discussion at this meeting included the project site's constraints for the driveway location, and the proposed improvements that the applicant would like to offer to make their project more compatible with surrounding development.

26. At the November 30, 2005 continued public hearing, additional information was presented to the Commission, including detailed exhibits of main project driveway alternatives. The applicant volunteered to provide offsite improvements on the north side of 228th Street as well as install "No Parking" signs for peak hours along the property frontage on 228th Street. The applicant also proposed

pedestrian gates along Normandie Avenue and 228th Street to provide pedestrian access to three sides of the project.

27. At the November 30, 2005 public hearing, two persons testified in favor regarding the project. Additional quality-of-life concerns raised by the community not directly related to the project included adequate drainage improvements on Mariposa Avenue, requested ability for weekend parking along the entire length of Normandie Avenue, lack of street sweeping on Mariposa Avenue, painting of "KEEP CLEAR" and signs at the intersection of Mariposa Avenue and Sepulveda Boulevard south of the project, and feasibility of retiming traffic signals at Normandie Avenue.

28. A community member in his testimony requested that the offsite improvements north on 228th Street that were volunteered by the applicant, be required as a condition of approval to ensure its construction, and that the improvements be in place prior to issuance of any development permits.

29. A representative from Public Works - Traffic and Lighting Division, testified during the November 30, 2005 public hearing and recommended that a conceptual striping plan, which included the offsite improvements on 228th Street, be submitted for technical review and feasibility. The applicant may make improvements within the road right-of-way, but Public Works recommended that this be done as it relates to mitigating potential traffic impacts. Public Works also clarified that provision of street parking could potentially interfere with other mitigation implemented (e.g. with respect to lanes dedicated for directional traffic), and emphasized that the conceptual striping plan review would analyze these factors. The limitation on parking of Normandie Avenue, which is a secondary highway on the County Master Plan of Highways, has also been considered to maximize the flow of traffic, and Public Works testified to the difficulty of eliminating parking after its provision. Availability of weekend parking on Normandie Avenue along the project would be reviewed by the Investigation Unit within Public Works Traffic and Lighting. The jurisdiction of the roads at the intersection of Normandie Avenue and Sepulveda Boulevard, whether the County or the City of Los Angeles, would also need to be researched but provision of signs would not be a difficult task to achieve.

30. During the November 30, 2005 public hearing, the Commission held discussions regarding the voluntary improvements and conditions provided by the applicant and its feasibility based on further study and work with Public Works. Staff also suggested that the applicant provide updates to the concerned neighbors regarding status of these project reviews and referrals.

Findings

31. On November 30, 2005, the Commission closed the public hearing and instructed staff to return with a report on the outcome of feasibility reviews with Public Works as well as final findings and conditions reflecting their intent to adopt the Mitigated Negative Declaration; approve Vesting Tentative Tract Map No. 061387 and Conditional Use Permit Case No. 04-175-(2); and recommend to the Los Angeles County Board of Supervisors approval of General Plan Amendment and Zone Change Case Nos. 04-175-(2).

32. Subsequent to the close of public hearing, the applicant continued to work with property owners along the north side of 228th Street to acquire the necessary offsite right-of-way for improvements as volunteered. The applicant however, was unable to acquire the necessary right-of-way, and will continue to provide improvements within the dedicated portion of northerly 228th Street as agreed to by the applicant at the November 30, 2005 public hearing. The applicant also met with Public Works Traffic and Lighting Division staff regarding conceptual striping plans and through discussions and survey of field conditions, Public Works staff determined that no effective changes would be achieved within the constraints of the project.

33. The feasibility of "KEEP CLEAR" sign and pavement markings at the intersection of Mariposa Avenue and Sepulveda Boulevard south of the project site, and evaluation of traffic signal timing at the intersection of Normandie Avenue and Sepulveda Boulevard as requested at the November 30, 2005 public hearing, was referred to Public Works Traffic and Lighting Division for further investigation outside the time table of this project.

34. The concerns related to existing drainage and street sweeping on Mariposa Avenue as raised at the November 30, 2005 public hearing, was referred to Public Works Road Maintenance Division for further investigation outside the time table of this project.

35. The project has been required to provide and maintain required parking for each dwelling unit; prohibit recreational vehicle parking within the development; prohibit any construction on weekends; provide pedestrian access from Normandie Avenue, 228th Street and Mariposa Avenue; and require acknowledgement by future residents at time of purchase of nearby existing and legal industrial uses.

36. As a condition of approval of this grant, the permittee shall be required to comply with all applicable conditions as set forth in Section 22.40.070 of the County Code.

37. An Initial Study was prepared for this 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 of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on noise, water quality, air quality, traffic/access, sewage disposal, utilities, environmental safety and mandatory findings. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.

38. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.

39. This project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

40. Approval of this subdivision is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 061387 and the Mitigation Monitoring Program.

41. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.

42. 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 the Department of Regional Planning ("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 Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;

B. With the attached conditions and restrictions, that the requested use at the proposed location 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. That 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 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;

D. That 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; and

E. That such development program provides necessary safeguards to ensure completion of the proposed development by the applicant forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Adopts the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.

2. Approves Conditional Use Permit Case No. 04-175-(2) subject to the attached conditions.

DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT CASE NO. 04-175-(2) **Exhibit "A" Date: 7-12-2005**

CONDITIONS:

1. This grant authorizes the use of the 2.85-acre subject property for a development program of a maximum total of 76 attached single-family dwelling units within nine buildings on one multi-family lot, as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.

2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.

3. This grant shall not be effective for any purpose until:

   a. The permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7, 9 and 50;

   b. The Los Angeles County Board of Supervisors ("Board of Supervisors") has adopted General Plan Amendment Case No. 04-175-(2); and

   c. An ordinance changing the zoning of the property from M-1 to R-3-DP, as recommended in Zone Change Case No. 04-175-(2), has been adopted by the Board of Supervisors and has become effective.

4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

5. 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 or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.

6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

7. The subject property shall be developed and maintained 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. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles ("County") the sum of **$750.00**. These monies 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 **five (5) biennial inspections**. The inspections shall be unannounced.

8. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently $150.00 per inspection).

9. Within five days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 04-175-(2), which includes General Plan Amendment Case No. 04-175-(2), Zone Change Case No. 04-175-(2), Vesting Tentative Tract Map No. 061387 and Conditional Use Permit Case No. 04-175-(2). The project is *de minimus* in its effect on fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees associated with the Certificate of Fee Exemption established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **$25.00**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

10. 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 limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defensse.

11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of $5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also

pay the following supplemental deposits, from which actual costs shall be billed and deducted:

a. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

12. This grant shall expire unless used within two years after the recordation of the final map for Vesting Tentative Tract Map No. 061387. In the event that Vesting Tentative Tract Map No. 061387 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

13. No grading permit shall be issued prior to final map recordation, unless otherwise permitted by Regional Planning.

14. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative tract map. An amended or revised tentative tract map approved for Vesting Tentative Tract Map No. 061387 may, at the discretion of the Director of Regional Planning ("Director of Planning"), constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.

15. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) 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 Planning.

16. The permittee shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval.

17. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 061387.

18. The following modifications to the development standards shall apply:

a. Modification of the maximum permitted wall height of three-and-one-half feet in the front yard setback to allow a six-foot high masonry wall, as depicted on the approved Exhibit "A."

b. Modification of the maximum permitted wall height of six feet in the rear yard setback to allow a 14-foot wall, as depicted on the approved Exhibit "A."

c. Modification of the maximum permitted building height of 35 feet within the R-3 zone to allow a 45-foot high building height.

19. No structure shall exceed 45 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of a building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director of Planning, as a revised Exhibit "A," to ensure compliance.

20. Pedestrian access shall be provided along the property fronting Normandie Avenue, 228th Street and Mariposa Avenue. Prior to any issuance of a building permit, a site plan including location of pedestrian access gates, shall be submitted to and approved by the Director of Planning, as a revised Exhibit "A," to ensure compliance.

21. A minimum of 171 automobile parking spaces, as depicted on the approved Exhibit "A" (dated July 12, 2005) or on an approved revised Exhibit "A," shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code. There shall be at least two covered parking spaces designated for each dwelling unit. There shall be at least 19 guest parking spaces distributed throughout the project site as depicted on the approved Exhibit "A" (dated July 12, 2005) or an approved revised Exhibit "A". The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided for in the CC&Rs.

22. The parking of recreational vehicles within the subject property shall be prohibited. The permittee shall provide for continued enforcement of this condition in the project CC&Rs.

23. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.

24. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").

25. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.

26. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. No Saturday, Sunday or holiday operations are permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.

27. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.

28. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high wind (i.e. greater than 20 mph average over one hour) to prevent excessive amounts of dust.

29. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.

30. No construction activity shall be permitted on weekends.

31. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.

32. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.

33. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.

34. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

35. In the event any such extraneous markings occur, 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.

36. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes.

37. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Health Services ("Health Services"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.

38. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Health Services. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Health Services and the California Regional Water Quality Control Board.

39. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.

40. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.

41. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.

42. During construction, all large-size truck trips shall be limited to off-peak commute periods.

43. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.

44. Prior to the issuance of any grading or building permit, a site plan shall be submitted to and approved by the Director of Planning indicating that the proposed construction and associated grading complies with the conditions of this grant and the standards of the zone.

45. Prior to the issuance of any grading or building permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director of Planning. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all

landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation.

In addition to the review and approval by the Director of Planning, the landscaping plans will be reviewed by the staff biologist of Regional Planning and the Los Angeles County Forester and Fire Warden ("Forester and Fire Warden"). Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. No invasive species are permitted.

Timing of Planting. Prior to the issuance of grading or building permits for any development, the permittee shall submit a landscaping phasing plan for the landscaping associated with the construction to be approved by the Director of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

46. The permittee shall record a covenant that provides full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial uses permitted by such zoning. The permittee shall submit the draft covenant for review and approval prior to recordation. Acknowledgement forms shall also be required to be signed by purchasers, and available on file with the homeowners' association, of the existing industrial uses, and requirement and continual availability of such acknowledgements shall be provided for in the CC&Rs.

47. The following development program conditions shall apply:

    a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.

    b. No existing building or structure which under the program is to be demolished shall be used.

    c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.

    d. All improvements shall be completed prior to the occupancy of any structures within each phase of development to the satisfaction of the Director of Planning.

    e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

48. Record a covenant with the County agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director of Planning for approval.

49. The environmental mitigation measures are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director of Planning for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director of Planning.

50. Within 15 days of the approval of this grant, the permittee shall deposit the sum of **$3,000.00** with the Department of Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Program. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Program.

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

MITIGATED NEGATIVE DECLARATION

PROJECT NUMBER: *ZC/PA/CUP 04-175 / TR061387*

1. DESCRIPTION:
Application for a Tentative Tract Map to create 79 residential townhouses (maximum of 45 feet high); a Zone Change from M-1 to R-3-DP residential; a CUP to allow development in a Development Program zoned area ; and a General Plan Amendment for a land use classification from Industrial to Medium Density Residential. The proposed development will provide a total of 178 parking spaces of which 149 will be covered unit parking, 9 will be covered car port unit parking, and 22 will be uncovered guest parking spaces. In addition, 24 on-street guest parking spaces are proposed as well. Other proposed improvements include a 6' high concrete walls and landscape buffers around the entire perimeter of the project site except for the two driveways located at the north and east sides of the property. There will also be five open trash enclosure areas. Approximately 9,175 c.y. of grading will be required which will be balanced on site.

2. LOCATION:
Southeast corner of 228th Street and Normandie Avenue, West Carson

3. PROPONENT:
Frank Randall Trust
3355 Via Lida, #235
Newport Beach, CA 92663

4. FINDINGS OF NO SIGNIFICANT EFFECT:
BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH MODIFICATION AS IDENTIFIED ON THE PROJECT CHANGES/CONDITIONS FORM INCLUDED AS PART OF THE INITIAL STUDY.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**
THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS MITAGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: *Christina D. Tran* CT

DATE: *May 17, 2005*

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

PROJECT MITIGATION MEASURES DUE TO ENVIRONMENTAL EVALUATION

Project: CUP/ZC/PA 04-175 / TR061387

The Department of Regional Planning (DRP) staff has determined that the following mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of $3000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

1. Applicant shall comply with the NPDES requirements of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works .

2. Prior to issuance of a building permit, applicant shall obtain a determination letter from the Los Angeles County Department of Public Works (DPW) indicating if an adequate gas well vent system over the wells shall be required. Applicant shall install any required gas well vent system with the approval of the DPW.

3. If any additional wells are uncovered during construction, applicant shall contact the California Department of Conservation Cypress district office of the Division of Oil, Gas, & Geothermal Resources (DOGG) to determine if remedial plugging and re-abandonment will be required. If required, applicant shall perform remedial plugging and re-abandonment to the satisfaction of DOGG.

4. If any saturated soil or seepage is detected during construction, applicant shall contact the California Department of Conservation Cypress district office of the Division of Oil, Gas, & Geothermal Resources to obtain information on the requirements for and approval to perform remedial operations.

5. Prior to issuance of a grading permit, applicant shall obtain a closure letter from the Site Mitigation Unit of the Health Hazardous Materials Division of the County Fire Department which clearly states that the property is suitable for unrestricted development and use.

6. If soil contamination is suspected during construction of the project, construction in the area shall stop and remediation shall be conducted to the full satisfaction of the California Regional Water Quality Control Board, the Department of Toxic Substances Control, the Hazardous Materials Division of the Los Angeles County Fire Department, and the Environmental Programs Division of the DPW. In addition, applicant shall comply with SCAQMD Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil should contaminated soil be uncovered or disturbed.

(THU)MAY 19 2005 2:42/ST. 2:42/NO. 6806078688 P 2
FROM
05/24/2005 15:06 5626210666 CAPITAS PAGE 02

7. Applicant shall provide adequate storage capacity onsite to hold solid waste and recyclable materials generated by the occupants to the satisfaction of the Environmental Programs Division of the DPW.

8. Applicant shall divert a minimum of 50 percent of construction and demolition waste from disposal. Prior to issuance of building permit, applicant shall submit a plan to demonstrate how this requirement will be achieved to the Environmental Programs Division of the DPW for their review and approval. After project completion, applicant shall submit reports to said division detailing the volume of waste generated, recycled, and disposed of in landfills and/or transformation facilities, and the percentage of total waste that is recycled.

9. Prior to the issuance of a building permit, applicant shall remit appropriate connection fee to the Los Angeles County Sanitation Districts and obtain a permit to connect to the sewer from said agency.

10. Prior to issuance of a building permit, applicant shall submit a revised 40-foot-scale site plan of the project showing access locations in relationship to adjacent intersections and driveways, and driveways opposite the project frontage to the Traffic and Lighting Division of the DPW for their review and approval.

11. Construction shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday, in accordance with the County of Los Angeles' Noise Control Ordinance (Title 12, Chapter 8). No construction activities are permitted outside of these hours or on Sundays and federal holidays.

12. During all site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

13. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.

14. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise source and noise-sensitive receptors nearest the project site during all project construction.

15. A temporary construction barrier with a minimum height of six feet is required along the northeaster project boundary to reduce construction noise level at existing residences along Mariposa Avenue.

16. All residential structures along Normandie Avenue and 228th Street shall utilize mechanical ventilation to ensure that windows can remain closed for a prolonged period of time.

(THU)MAY 19 2005 2:46/ST. 2:42/NO. 6806078458 P 3
FROM
05/24/2005 15:06 5626210666 CARITAS PAGE 03

17. A six-foot barrier wall shall be constructed along Normandie Avenue and 228th Street to reduce all outdoor active-use areas to less than 65 dBA CNEL.

18. Construction related truck trips on State highways shall be limited to off-peak commute periods.

19. Applicant shall obtain Caltrans Transportation Permit for the transport all over-size or over-weight vehicles on State highways.

20. Applicant shall avoid excessive or poorly timed truck platooning (caravans of trucks) to minimize transportation related operational conflicts, minimize air quality impacts, and maximize safety concerns.

21. Nontoxic chemical soil stabilizers shall be applied according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).

22. Locations where grading is to occur shall be thoroughly watered prior to earthmoving activities. In addition, all active sites shall be watered at least twice daily.

23. All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least six inches of freeboard (the vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code section 23114.

24. Applicant shall pave construction access roads at least 100 feet onto the project site from the main road.

25. Construction traffic speed on all unpaved roads shall be reduced to 15 mph or less.

26. Disturbed areas shall be revegetated as quickly as possible.

27. All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.

28. The area disturbed at any one time by clearing, grading, earthmoving, or excavation operations shall be minimized at all times.

29. Applicant shall record a covenant to disclose to all buyers of potential impacts of fugitive dust and odors of surrounding uses.

30. As a means of ensuring compliance of the above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to the DRP for review commencing with the issuance of grading permit, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Planning Commission will be on the project as mitigation measures.

Applicant

5/24/05
Date

[ ] No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project.

Staff

Date

FROM (THU)MAY 19 2005 2:48/ST. 2:42/NO. 8306078158 P 5
05/24/2005 15:06 5626210666 CARITAS PAGE 05

ZC/PA/CUP 04-175 / TR061387
Mitigation Monitoring Program

Impact Mitigation	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
Noise Construction shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday, in accordance with the County of Los Angeles' Noise Control Ordinance (Title 12, Chapter 8). No construction activities are permitted outside of these hours or on Sundays and federal holidays.	Project Applicant and construction contractor	Compliance with County Noise Control Ordinance	DHS	During construction
During all site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.	Project Applicant and construction contractor	Equipment shall be maintained to manufacturers' standards	DHS	During construction
The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.	Project Applicant and construction contractor	Equipment staging areas must provide greatest distance between construction noise sources and sensitive receptors	DHS	During construction

The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.	Project Applicant and construction contractor	Emitted noise from stationary construction equipment shall be directed away from sensitive receptors	DHS	During construction
A temporary construction barrier with a minimum height of six feet is required along the northeaster project boundary to reduce construction noise level at existing residences along Mariposa Avenue.	Project Applicant and construction contractor	Provide 6 foot high barrier along northeaster project boundary	DHS	During construction
All residential structures along Normandie Avenue and 228th Street shall utilize mechanical ventilation to ensure that windows can remain closed for a prolonged period of time.	Project Applicant	Utilize mechanical ventilation for all residential structures along Normandie Avenue and 228th Street	DHS	Prior to issuance of certificate of occupancy
A six-foot barrier wall shall be constructed along Normandie Avenue and 228th Street to reduce all outdoor active-use areas to less than 65 dBA CNEL.	Project Applicant	Construct 6 foot barrier wall along Normandie Avenue and 228th Street	DHS	Prior to issuance of certificate of occupancy
Water Quality Compliance with NPDES requirement of the CRWQCB and the DPW	Project Applicant	Acquire NPDES Permit	CRWQCB DPW	Prior to the issuance of grading permit

Air Quality Nontoxic chemical soil stabilizers shall be applied according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).	Project Applicant and construction contractor	Apply nontoxic chemical soil stabilizers to inactive construction areas	AQMD	During construction
Locations where grading is to occur shall be thoroughly watered prior to earthmoving activities. In addition, all active sites shall be watered at least twice daily.	Project Applicant and construction contractor	Thoroughly water active sites at least twice daily	AQMD	During construction
All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least six inches of freeboard (the vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code section 23114.	Project Applicant and construction contractor	All hauling trucks shall maintain at least two feet of freeboard	AQMD	During construction
Applicant shall pave construction access roads at least 100 feet onto the project site from the main road.	Project Applicant and construction contractor	Pave construction access road	AQMD	At the earliest feasible opportunity once construction commences
Construction traffic speed on all unpaved roads shall be reduced to 15 mph or less.	Project Applicant and construction contractor	Construction vehicles shall be less than 15 mph on unpaved roads	AQMD	During construction
Disturbed areas shall be revegetated as quickly as possible.	Project Applicant	Revegetate disturbed areas	AQMD DRP	At the earliest feasible opportunity once as each areas are graded

All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.	Project Applicant and construction contractor	Suspend excavating and grading operations when wind speeds exceed 25 mph	AQMD	During construction
The area disturbed at any one time by clearing, grading, earthmoving, or excavation operations shall be minimized at all times.	Project Applicant and construction contractor	Minimize areas to be disturbed	AQMD	During construction
Applicant shall record a covenant to disclose to all buyers of potential impacts of fugitive dust and odors of surrounding uses.	Project Applicant	Record covenant all buyers of potential fugitive dust and odors from surrounding uses	DRP	Prior to issuance of certificate of occupancy
Traffic / Access Prior to issuance of a building permit, applicant shall submit a revised 40-foot-scale site plan of the project showing access locations in relationship to adjacent intersections and driveways, and driveways opposite the project frontage to the Traffic and Lighting Division of the DPW for their review and approval.	Project Applicant	Submittal and approval of revised 40-foot-scale site plan	DPW	Prior to issuance of building permit
Construction related truck trips on State highways shall be limited to off-peak commute periods.	Project Applicant	Limit construction related truck trips to off-peak commute periods	Caltrans	During construction

Applicant shall obtain Caltrans Transportation Permit for the transport all over-size or over-weight vehicles on State highways.	Project Applicant	Obtain Caltrans Transportation Permit when applicable	Caltrans	During construction
Applicant shall avoid excessive or poorly timed truck platooning (caravans of trucks) to minimize transportation related operational conflicts, minimize air quality impacts, and maximize safety concerns.	Project Applicant and construction contractor	Avoid construction truck queuing	Caltrans	During construction
Sewage Disposal Prior to the issuance of a building permit, applicant shall remit appropriate connection fee to the Los Angeles County Sanitation Districts and obtain a permit to connect to the sewer from said agency.	Project Applicant	Remit appropriate connection fee	LACSD	Prior to issuance of building permit
Utilities/Other Services Applicant shall provide adequate storage capacity onsite to hold solid waste and recyclable materials generated by the occupants to the satisfaction of the Environmental Programs Division of the DPW.	Project Applicant	Implement waste reduction and recycling programs	DPW	Prior to issuance of building permit

Applicant shall divert a minimum of 50 percent of construction and demolition waste from disposal. Prior to issuance of building permit, applicant shall submit a plan to demonstrate how this requirement will be achieved to the Environmental Programs Division of the DPW for their review and approval. After project completion, applicant shall submit reports to said division detailing the volume of waste generated, recycled, and disposed of in landfills and/or transformation facilities, and the percentage of total waste that is recycled.	Project Applicant	Divert construction and demolition waste; submittal and approval plan; submittal of post construction report	DPW	Prior to issuance of building permit, during construction, and upon completion of construction
Environmental Safety Prior to issuance of a building permit, applicant shall obtain a determination letter from the Los Angeles County Department of Public Works (DPW) indicating if an adequate gas well vent system over the wells shall be required. Applicant shall install any required gas well vent system with the approval of the DPW.	Project Applicant	Obtain determination letter and install gas well vent system if required	DPW DRP	Prior to issuance of building permit
If any additional wells are uncovered during construction, applicant shall contact the California Department of Conservation Cypress district office of the Division of Oil, Gas, & Geothermal Resources (DOGG) to determine if remedial plugging and re-abandonment will be required. If required, applicant shall perform remedial plugging and re-abandonment to the satisfaction of DOGG.	Project Applicant	Contact DOGG if additional wells are uncovered and perform remedial plugging and re-abandonment if required	DOGG	During construction

If any saturated soil or seepage is detected during construction, applicant shall contact the California Department of Conservation Cypress district office of the Division of Oil, Gas, & Geothermal Resources to obtain information on the requirements for and approval to perform remedial operations.	Project Applicant	Contact DOGG if saturated soil or seepage is detected and perform remedial operations if required	DOGG	During construction
Prior to issuance of a grading permit, applicant shall obtain a closure letter from the Site Mitigation Unit of the Health Hazardous Materials Division of the County Fire Department which clearly states that the property is suitable for unrestricted development and use.	Project Applicant	Obtain closure letter	LACFD	Prior to issuance of grading permit
If soil contamination is suspected during construction of the project, construction in the area shall stop and remediation shall be conducted to the full satisfaction of the California Regional Water Quality Control Board, the Department of Toxic Substances Control, the Hazardous Materials Division of the Los Angeles County Fire Department, and the Environmental Programs Division of the DPW. In addition, applicant shall comply with SCAQMD Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil should contaminated soil be uncovered or disturbed.	Project Applicant and construction contractor	Cease construction and conduct site remediation if soil contamination is suspected	RWQCB SCAQMD LACFD DPW	During construction
Mitigation Compliance As a means of ensuring compliance of the above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed	Project Applicant and Subsequent Owner(s)	Submittal of annual mitigation compliance report; replenishing mitigation monitoring account	DRP	Annually until such time as all mitigation measures have been implemented and completed

Key:

Caltrans	=	California Department of Transportation
DOGG	=	Division of Oil, Gas, & Geothermal Resources
DPW	=	Los Angeles County Department of Public Works
DRP	=	Los Angeles County Department of Regional Planning
CRWQCB	=	California Regional Water Quality Control Board
LACFD	=	Los Angeles County Fire Department
LACSD	=	Los Angeles County Sanitation Districts
NPDES	=	National Pollution Discharge Elimination System
SCAQMD	=	South Coast Air Quality Management District

STAFF USE ONLY

PROJECT NUMBER: *04-175*
CASES: *TR061387*
ZC, PA, CUP

*** * * * INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *May 4, 2005* Staff Member: *Christina D. Tran*

Thomas Guide: *794 A-1* USGS Quad: *Torrance*

Location: *Southeast corner of 228th Street and Normandie Avenue, West Carson*

Description of Project: *Application for a Tentative Tract Map to create 79 residential townhouses (maximum of 45 feet high); a Zone Change from M-1 to R-3-DP residential; a CUP to allow development in a Development Program zoned area ; and a General Plan Amendment for a land use classification from Industrial to Medium Density Residential. The proposed development will provide a total of 178 parking spaces of which 149 will be covered unit parking, 9 will be covered car port unit parking, and 22 will be uncovered guest parking spaces. In addition, 24 on-street guest parking spaces are proposed as well. Other proposed improvements include a 6' high concrete walls and landscape buffers around the entire perimeter of the project site except for the two driveways located at the north and east sides of the property. There will also be five open trash enclosure areas. Approximately 9,175 c.y. of grading will be required which will be balanced on site.*

Gross Acres: *2.9 acres*

Environmental Setting: *Project site is located in an urbanized area with no significant natural resources. Project site was an oil well drilling site until it was deconstructed in 1931. Presently, the project site is a graded parking lot used for automobile auctions for the sale of used cars and trucks that are parked at the site until they are sold. Other existing improvements at the site consist of two large office trailers, several portable toilets, and large lockable storage containers which will all be removed from the site prior to the construction of the proposed townhouses. Surrounding uses consist of single and multi-family residences; commercial and industrial establishments including auto body shops, a used car dealer, a storage facility, the Thermal Equipment Supplier, a roofing contractor and carpenter, and a building material supplier; vacant lots; and a rail road track which is no longer in operation.*

Zoning: *M-1 (Light Manufacturing)*

General Plan: *Major Industrial*

Community/Area wide Plan: *N/A*

Major projects in area:

PROJECT NUMBER	DESCRIPTION & STATUS
HP85005	*2-4 unit apartment building (12-4-85 approved)*
CP86553/TR45206	*1 MF lot – 28 apartments (6-22-88 recorded)*
TR32350	*1 MF lot with 24 condominiums (8-3-88 approved)*
CP86270	*DP for machine shop (pending)*
CP88179/TR45206	*8 townhouses (10-19-88 approved)*
CP00-33	*Parking lot (11-9-00 approved)*

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
  - ☒ Los Angeles Region
  - ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐
- ☐
- ☐
- ☐
- ☐

Trustee Agencies

- ☒ None
- ☐ State Fish and Game
- ☐ State Parks
- ☐

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mtns. Area
- ☒ *DTSC*
- ☒ *City of Los Angeles*
- ☒ *Carson City*
- ☒ *L.A. Unified School District*
- ☒ *California Water Service Co.*
- ☒ *AQMD*
- ☒ *Department of Conservation (DOGG)*
- ☐
- ☐
- ☐

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns. Area
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ DPW: *Watershed Management (and NPDES Section); Traffic & Lighting; Geotechnical and Materials Engineering Division; Environmental Program*
- ☒ Health Services: *Environmental Hygiene*
- ☒ Fire Department: *and Hazardous Materials Division*

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
				Less than Significant Impact with Project Mitigation		
					Potentially Significant Impact	
CATEGORY	**FACTOR**	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	☒	☐	☐	
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☒	☐	☐	
	4. Noise	8	☐	☒	☐	*Industrial uses in surrounding areas*
RESOURCES	1. Water Quality	9	☐	☒	☐	*NPDES requirement*
	2. Air Quality	10	☐	☒	☐	*Emissions during grading*
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	
SERVICES	1. Traffic/Access	16	☐	☒	☐	*79 residential units proposed*
	2. Sewage Disposal	17	☐	☒	☐	*Connection to district sewerage system*
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☐	☒	☐	*Solid waste*
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☐	☒	☐	*Former oil well drilling site*
	3. Land Use	23	☒	☐	☐	
	4. Pop/Hous./Emp./Rec.	24	☒	☐	☐	
	5. Mandatory Findings	25	☐	☒	☐	*Noise, air and water quality, traffic*

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: *Conservation/Maintenance*

2. ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☒ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Christine Loran Date: 5-17-05

Approved by: Daryl Koutnik Date: 17 MAY 2005

☒ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)?
c.	☐	☒	☐	Is the project site located in an area having high slope instability?
d.	☐	☒	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	☐	☒	☐	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	☐	☐	☒	Other factors? *Property was an oil well drilling site until 1931.*

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☒ **OTHER CONSIDERATIONS**

☐ Approval of Geotechnical Report by DPW

Consultation with DPW – Geotechnical and Materials Engineering Division (Phase I Environmental Assessment Report is included in consultation package for review by DPW). DPW email of 2/9/05 indicated that project is feasible and additional investigation and remediation is required only if necessary.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	☐	☒	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area?
f.	☐	☐	☐	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Section 308A ☐ Ordinance No. 12,114 (Floodways)

☐ Approval of Drainage Concept by DPW

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

Applicant shall comply with all requirements of the Subdivision Committee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	☐	☐	☒	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? *Access may be inadequate*
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8
☐ Fuel Modification / Landscape Plan

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Compatible Use

Fire Department did not identify any significant impacts in their letter of 9/7/04. Applicant shall comply with all requirements of the Subdivision Committee and of the county fire codes.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
				Industries in the area
b.	☐	☒	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	☐	☐	☒	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
				Construction noise
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Noise Control (Title 12 – Chapter 8) ☐ Uniform Building Code (Title 26 - Chapter 35)

☒ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

DHS concurs with the conclusion of the Noise Impact Analysis dated November 2004 (in file). Applicant shall comply with all recommendations contained in noise study and with the County noise ordinances.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
	☐	☐	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☐	☒	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? *10-99 home subdivisions are subject to NPDES requirements*
d.	☐	☐	☒	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? *10-99 home subdivisions are subject to NPDES requirements*
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit
☐ Plumbing Code – Ordinance No.2269
☐ Health Code – Ordinance No.7583, Chapter 5
☒ NPDES Permit Compliance (DPW)

☒ **MITIGATION MEASURES**
☐ Lot Size ☐ Project Design ☐ Compatible Use

☐ **OTHER CONSIDERATIONS**

Consultation with RWQCB and DPW (Watershed Management)

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☒	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	☐	☐	☒	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? *There are numerous industrial uses within 500' of the project site. Dust and spray paint odor generated from the nearby building materials store and autobody shop was observed by DHS*
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☒ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Air Quality Report

AQMD letter of 3/23/05 indicated that no further review is required on the Air Quality Analysis dated November 4, 2004. Applicant shall comply with all recommendations contained in said report.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☐	☒	☐	Does the project site contain known historic structures or sites?
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☐	☒	☐	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.	☐	☒	☐	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	☐	☒	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	☐	☐	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES**
☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**
☐ ERB/SEATAC Review ☐ Oak Tree Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☐	☒	☐	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☐	☐	Other factors (e.g., grading or landform alteration)?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
				79 residential units
b.	☐	☐	☒	Will the project result in any hazardous traffic conditions?
				Driveway may be inadequate
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☐	☒	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
				Access may be inadequate
e.	☐	☐	☒	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
				79 townhouses are proposed
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	☐	☐	☐	Other factors?

☒ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Traffic Report ☒ Consultation with Traffic & Lighting Division

DPW concluded that project will not have significant impact in their letter of 1/24/05. Applicant shall submit revised site plan for review and approval.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☐ Plumbing Code – Ordinance No. 2269

☒ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

Applicant shall remit appropriate connection fee to L.A. County Sanitation Districts. Sanitation Districts letter of 4/27/04 indicated sufficient capacity.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create capacity problems at the district level?
b.	☐	☒	☐	Could the project create capacity problems at individual schools that will serve the project site?
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Site Dedication ☒ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *Nearest sheriff station is about 4 2/3 miles and nearest fire station is about 1.65 mile from the project site.*
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Fire Mitigation Fee

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☐	☒	Are there any other known service problem areas (e.g., solid waste)? *Project may increase the generation of solid waste*
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269 ☐ Water Code – Ordinance No. 7834

☒ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

Email from the DPW on 1/26/05 indicated that applicant shall divert construction waste and implement recycling program.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	☐	☐	☒	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? *Parking lot used for sale of used cars and trucks as an automobile auction*
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☐	☒	Other factors? *Property was an oil well drilling site until 1931. Subsurface Investigation Report Dated 10/26/04 by Remediation Sciences indicated some soil contamination.*

☒ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean-up Plan

FD email of 11/22/04 stated that it will oversee site assessment/site remediation activities. Applicant shall obtain closure letter from FD before issuance of a grading permit.

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
				Plan Amendment from Industrial to Medium Density Residential proposed
b.	☐	☐	☒	Can the project be found to be inconsistent with the zoning designation of the subject property?
				Zone Change from M-1 to R-3 proposed
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☐	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

Applicant request that ZC and PA be approved which would allow proposed development

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
d.	☐	☒	☐	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment,** or **recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	☐	☐	☒	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. *Solid waste disposal*
c.	☐	☐	☒	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? *Air quality, water quality, traffic, environmental safety*

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

SUMMARY OF RPC PROCEEDINGS

REGIONAL PLANNING COMMISSION

PROJECT NO. 04-175-(2)
GENERAL PLAN AMENDMENT CASE NO. 04-175-(2)
ZONE CHANGE CASE NO. 04-175-(2)
VESTING TENTATIVE TRACT MAP NO. 061387
CONDITIONAL USE PERMIT CASE NO. 04-175-(2)

The Los Angeles County Regional Planning Commission ("Commission") held a public hearing on October 19, 2005 for General Plan Amendment Case No. 04-175-(2), Zone Change Case No. 04-175-(2), Vesting Tentative Tract Map No. 061387 and Conditional Use Permit Case No. 04-175-(2). The public hearing was continued to November 30, 2005; the Commission took its final action on February 1, 2006. The project proposes to create a gated condominium development of 76 attached condo units in nine buildings on 3.88 gross acres. The project is located at 22800 Normandie Avenue in the Carson Zoned District within the unincorporated community of West Carson in the Second Supervisorial District. The subject property is bounded by Normandie Avenue to the west, 228th Street to the north, and Mariposa Avenue to the east.

Notice of public hearing was published in the "Press Telegram" and "La Opinion." Additionally, notices were sent to every property owner within a 500-foot radius of the subject property as well as those individuals and organizations on the Department of Regional Planning's courtesy mailing lists. Public hearing signs were also posted on the subject property. The project materials, including staff report, tentative map and Exhibit "A" and environmental documentation, were made available at the following locations:

Department of Regional Planning, 320 West Temple Street, Room 1382, Los Angeles.
Carson Regional Library, 151 East Carson Street, Carson.
Department website, http://planning.co.la.ca.us.

October 19, 2005 Public Hearing
Staff presented the project, which includes a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map from Industrial (M) to Urban 3 (U3) on the subject property as well as a change of zone from M-1 (Light Manufacturing) to R-3-DP (Limited Multiple Residential-Development Program). The vesting tentative map proposes to create one multi-family lot with 76 attached single-family condominium units in nine buildings. A conditional use permit ("CUP") is required to ensure compliance with the Development Program ("DP") zone. A Mitigated Negative Declaration ("MND") was also prepared for the project in accordance with State and County California Environmental Quality ("CEQA") guidelines.

Staff's presentation was followed by a presentation by the applicant and applicant's representative, who discussed the need for housing and that the project would be an improvement from the property's existing use as an automobile auction yard with its associated traffic, parking and regional-draw impacts. The applicant also discussed the successful incorporation of tandem parking in other projects, and the ability of the project to provide recycling. The applicant responded to the Commission's questions that the auction use would be eliminated by the project, and a restriction could be imposed that restricts recreational vehicles (i.e., RVs) from parking within the development.

Three persons testified in opposition to the project. The following is a summary of key issues raised during the public hearing:

- Residential project in an industrial area – Concern was raised that because the property is being developed as a residential project adjacent to existing industrial uses, disclosure should be made to future homeowners that such uses exist, may continue to legally exist, and should not be considered a "nuisance." Concern was also raised that one or both paths of traffic on Mariposa Avenue may become blocked with loading and unloading for the existing, nearby industrial uses.

- Relocation of main access driveway – Testimony was taken that suggested the project's main driveway be relocated to Normandie Avenue to avoid impacts on Mariposa. The driveway location was also discussed by the Commission, and the applicant was asked to explore an alternative to move the driveway further north off of Mariposa Avenue to reduce potential impacts for the existing industrial uses south of the site. Moving the driveway north could potentially move the queue off of Mariposa Avenue to be contained within the development.

- Limited on-street parking – Testimony was taken that parking is unavailable on Normandie Avenue, and limited on Mariposa Avenue and 228th Street. Street cleaning also impacts the availability of street parking on certain days. Also certain events, like weekend parties, would create additional demand for off-site parking for guests.

Other issues discussed included the project's density as being too high, that residential was not necessarily discouraged, and that pedestrian access is not proposed for Normandie Avenue nor 228th Street and the associated security concerns of pedestrian access.

The public hearing was continued to November 30, 2005 to allow the applicant time to provide additional exhibits, and meet with concerned neighbors who have expressed opposition to certain aspects of the project. The Los Angeles County Department of

Public Works ("Public Works") was also directed by the Commission to evaluate the design of the proposed alternative driveway for feasibility.

November 30, 2005 Public Hearing
Staff presented a summary of the project since the October 19 public hearing. The applicant met with Public Works and discussed the proposed alternative driveway. Public Works staff concluded, based on technical analysis of both traffic levels on Normandie Avenue and queue information on Mariposa Avenue, that the main project driveway, as shown on the Exhibit "A," is the preferred driveway location. The applicant also met with staff of the Los Angeles County Fire Department, who also concluded that the proposed driveway location would be preferable based on its sufficient distance from the emergency access proposed on 228th Street. The applicant met with two of the three members who had testified in opposition (the third person was unavailable) and discussed the project site's constraints for the driveway location, and proposed off-site improvements.

The applicant then presented additional project features to the Commission, including voluntary offers for pedestrian access on three sides of the project and off-site improvements along 228th Street to aid circulation. Testimony in favor was taken from two of three individuals who were previously in opposition. The request for the driveway location to be relocated was withdrawn, and general concerns with provision of services in the area were raised, including the following:

- Lack of adequate drainage on Mariposa Avenue;
- Request for additional weekend parking along Normandie Avenue;
- Lack of street sweeping on Mariposa Avenue;
- Request for painting of "KEEP CLEAR" and signs at Mariposa and Sepulveda Boulevard; and
- Request for consideration of re-timing signals at Normandie and Sepulveda.

A representative from Public Works-Traffic and Lighting Division was in attendance, and recommended to the Commission that the applicant work with Public Works staff on ensuring that the off-site improvements offered are feasible. The Commission, after considering all the evidence, closed the public hearing and directed the applicant to work with Public Works staff on the feasibility of the off-site improvements. The Commission indicated its intent to approve the CUP and tentative map, and recommend to the Los Angeles County Board of Supervisors ("Board") approval of the general plan amendment and zone change, and directed staff to return with final findings and conditions.

February 1, 2006 Consent Date
Staff made a brief presentation and informed the Commission of the applicants' coordination with Public Works on the volunteered off-site improvements on 228th Street. After further review and survey of existing traffic conditions, Public Works staff concluded that the off-site improvements on the dedicated right-of-way on the north side of 228th Street closest to Normandie Avenue, would be feasible. The remaining portion of northern 228th Street would not be feasible for improvements by the applicant as associated with this project as the land is still within private ownership. The Commission approved the CUP and tentative map, and adopted resolutions recommending to the Board, approval of the general plan amendment and zone change.

PMC:st
02/15/06

Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PROJECT No. 04-175-(2)
TRACT MAP NO. 061387
PA/ZC/CUP 04-175-(2)

RPC MEETING DATE	CONTINUE TO
2-1-06	
AGENDA ITEM # 6 a,b,c,d	
PUBLIC HEARING DATES 10-19-05, 11-30-05	

APPLICANT	OWNER	REPRESENTATIVE
Greg Stewart/Caritas Partners	Frank Randall Trust	Jim Marquez/The Katherman Company

REQUEST
Vesting Tentative Tract Map: To create one multi-family lot with 76 attached condominium units in nine detached buildings on 3.88 acres
Plan Amendment: To amend the Land Use Policy Map of the Los Angeles Countywide General Plan from "M" (Industrial) to "U3" (Urban 3)
Zone Change: To change the zoning from M-1 (Light Manufacturing) to R-3-DP (Limited Multiple Residential – Development Program)
Conditional Use Permit: To ensure compliance with the Development Program zone

LOCATION/ADDRESS	ZONED DISTRICT
22800 Normandie Avenue, Carson	Carson
	COMMUNITY West Carson
ACCESS Mariposa Avenue	**EXISTING ZONING** M-1 (Light Manufacturing)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
3.88 acres gross/2.85 acres net	Vehicle auction yard	Rectangular	Level

SURROUNDING LAND USES & ZONING

North: Storage, used auto sales, mobile home park, and vacant property/M-1, M-2 (Heavy Manufacturing), B-1 (Buffer Strip), R-2-DP (Two Family Residence – Development Program)	**East:** Industrial and single-family residential/M-1, A-1 (Light Agricultural), R-2-DP
South: Commercial and industrial/M-1, M-2	**West:** Industrial and vacant property/M-2 and City of Los Angeles

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	M (Industrial)	N/A	Yes with plan amendment to U3

ENVIRONMENTAL STATUS

Mitigated Negative Declaration – Impacts reduced to less than significant with project mitigation include noise, water quality, air quality, traffic/access, sewage disposal, utilities, environmental safety, and mandatory findings.

DESCRIPTION OF SITE PLAN

The tentative map and exhibit "A," dated July 12, 2005, depict a gated development of 76 attached units in nine detached buildings on 3.88 gross acres. The multi-family lot is 2.85 net acres, and is served by an internal 28-foot wide private driveway and fire lane. Grading consists of 5,000 cubic yards of cut and fill with a maximum 14-foot high wall on the south to buffer from industrial uses. Project amenities include individual private areas, 19 guest parking spaces and an approximately 4,800 square foot tot lot with public art feature. Units range in size from 1,261 to 1,762 square feet, each with two covered parking spaces on the ground floor or under a carport. The buildings reach a maximum height of 45 feet.

KEY ISSUES

- The project proposes a plan amendment from "M" (Industrial) to "U3" (Urban 3) with a maximum density of 22 dwelling units per acre or 85 units on the subject property. The project proposes 76 units or 19.58 dwelling units per acre. The subject property lies between mainly industrial and commercial uses to the west, and mainly single-family residences to the east.
- The project also proposes a zone change from M-1 (Light Manufacturing) to R-3-DP (Limited Multiple Residential – Development Program) with a maximum 30 units per net acre or 86 units on the subject property.

(If more space is required, use opposite side)

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON SUSAN TAE, LAND DIVISIONS (213) 974-6433		
RPC HEARING DATE (S) 10-19-05, 11-30-05	RPC ACTION DATE 2-1-06	RPC RECOMMENDATION APPROVAL
MEMBERS VOTING AYE VALADEZ, BELLAMY, MODUGNO, REW	MEMBERS VOTING NO NONE	MEMBERS ABSENT HELSLEY
STAFF RECOMMENDATION (PRIOR TO HEARING) APPROVAL		
SPEAKERS* (O) 1 (F) 2	PETITIONS (O) 16 (F) --	LETTERS (O) 3 (F) --

*(O) = Opponents (F) = In Favo

Project No. 04-175-(2)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL ☐ DENIAL

☐ No improvements ____20 Acre Lots ____10 Acre Lots ____2½ Acre Lots ____Sect 191.2

☒ Street improvements __X__ Paving __X__ Curbs and Gutters __X__ Street Lights

__X__ Street Trees ____ Inverted Shoulder __X__ Sidewalks ____ Off Site Paving ____ft.

☒ Water Mains and Hydrants

☒ Drainage Facilities

☒ Sewer ☐ Septic Tanks ☐ Other _____

☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

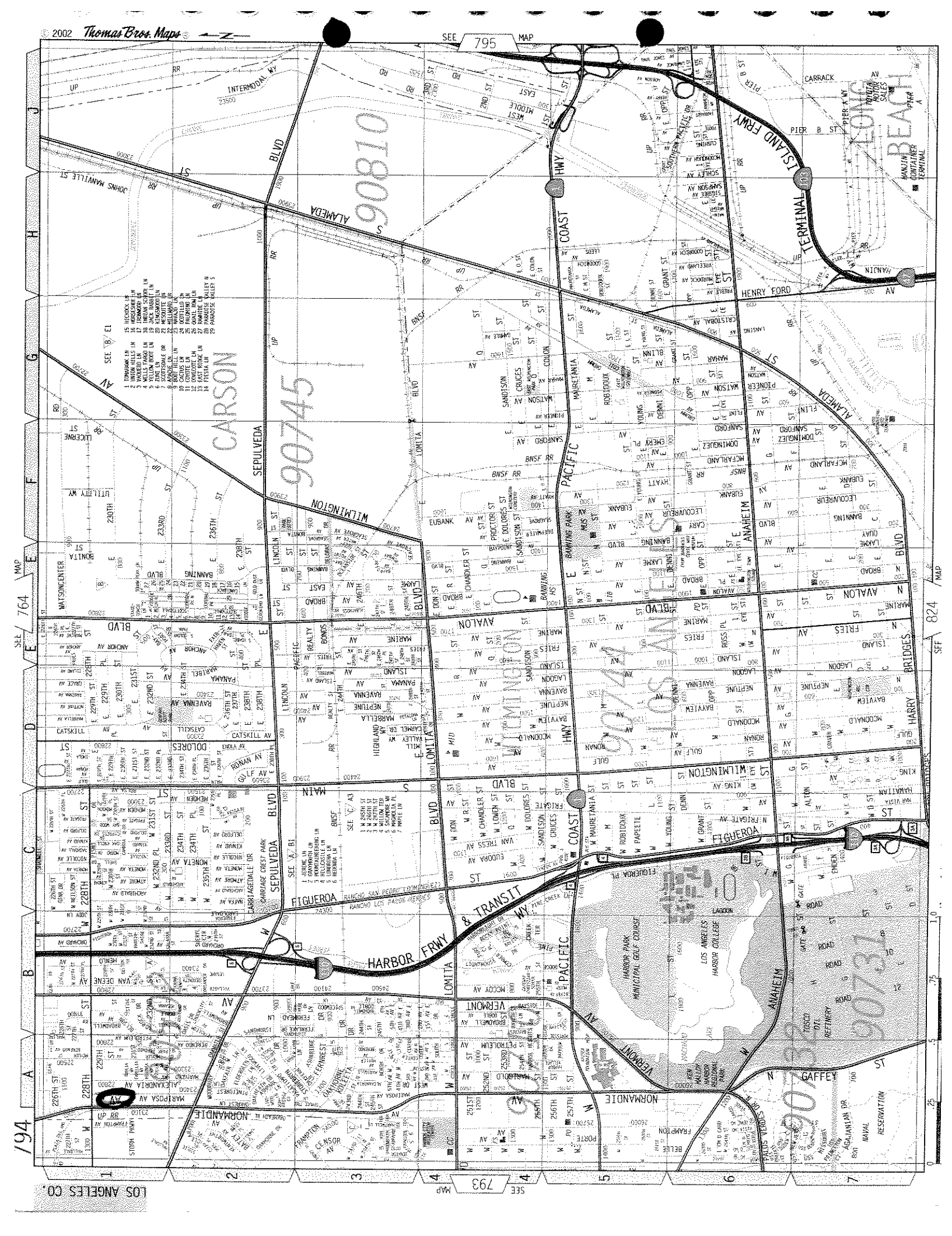
Health

Planning

ADDITIONAL ISSUES AND ANALYSIS

- A condtional use permit is requested for the Development Program zone, which is associated with the project's proposed zone change and project design. The applicant also requests modification of the yard requirements to permit over-height walls of a maximum six feet tall within the front yard (northern property boundary) and 14 feet tall within the rear yard (southern project boundary); and to exceed the maximum building height of the proposed R-3 zone from 35 feet to 45 feet high.
- The subject property lies between commercial and industrial uses to the west, and mainly single-family residences to the east, and may serve as transitional development within the community. The project also provides amenities including individual private areas totaling 33,709 square feet, and a tot lot with public art feature (visible from Normandie Avenue and 228th Street) totaling 4,858 square feet. Of the project's total open area, approximately 68 percent will be landscaped. Nineteen guest parking spaces will be provided within the development, and individual trash receptables are proposed to allow for recycling.

Prepared by: Susan Tae



© 2002 Thomas Bros. Maps
SEE 795 MAP
SEE 764 MAP
SEE 824 MAP
SEE 793 MAP
LOS ANGELES CO.
CARSON
90810
90745
90744
90731
90731
ALAMEDA ST
SEPULVEDA BLVD
WILMINGTON
LOMITA BLVD
PACIFIC COAST HWY
HARBOR FRWY & TRANSIT WY
FIGUEROA ST
ANAHEIM BLVD
HARRY BRIDGES BLVD
HENRY FORD AV
TERMINAL ISLAND FRWY
LONG BEACH
HARBOR PARK MUNICIPAL GOLF COURSE
LOS ANGELES HARBOR COLLEGE
TOSCO OIL REFINERY
NAVAL RESERVATION

PROJECT NO. 04-175-(2)

GENERAL PLAN AMENDMENT CASE NO. 04-175-(2)
ZONE CHANGE CASE NO. 04-175-(2)
VESTING TENTATIVE TRACT MAP NO. 061387
CONDITIONAL USE PERMIT CASE NO. 04-175-(2)

STAFF ANALYSIS
October 19, 2005 REGIONAL PLANNING COMMISSION PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Greg Caritas representing Caritas Partners, proposes a gated condominium development of 76 attached units in nine building on 3.88 gross acres. The proposal requires approval of General Plan Amendment 04-175-(2) to change the Los Angeles Countywide General Plan ("General Plan") land use category from "M" (Industrial) to "U3" (Urban 3), Zone Change Case No. 04-175-(2) to change zoning from M-1 (Light Manufacturing) to R-3-DP (Limited Multiple Residential – 5,000 Square Feet Minimum Required Lot Area - Development Program), and Vesting Tentative Tract Map No. 061387 to create one multi-family lot with 76 attached condominium units in nine detached buildings. The project also requires approval of Conditional Use Permit Case No. 04-175-(2) to ensure compliance with the Development Program zone.

The subject property is located at 22800 Normandie Boulevard in the Carson Zoned District. Access to the subject property is provided by 228th Street and Normandie Avenue with the project entrance utilizing Mariposa Avenue. Approximately 5,000 cubic yards of cut and fill are proposed to be balanced onsite.

The Mitigated Negative Declaration ("MND") analyzes potentially significant impacts of the project, including Noise, Water Quality, Traffic/Access, Sewage Disposal, Utilities, Environmental Safety and Mandatory Findings.

DESCRIPTION OF PROJECT PROPERTY

Location: The project site is located at 22800 Normandie Avenue in the unincorporated community of West Carson, north of Sepulveda Boulevard and west of the Harbor (US-110) Freeway, in the Carson Zoned District.

Physical Features: The subject property is approximately 3.88 gross acres in size (2.85 net acre) and comprised of 10 lots. The property is rectangular in shape with existing level terrain in an urbanized area.

Access: The property has frontage on three roads: Normandie Avenue, 228th Street and Mariposa Avenue. Mariposa Avenue, a 59-foot wide dedicated street, will serve as primary access to the site. An internal 28-foot wide private driveway and fire lane serves as direct access to the units. Emergency access from 228th Street on the north is also proposed for the Los Angeles County Fire Department ("Fire Department").

Services: Domestic water service will be provided by the California Water Service. Domestic sewer service will be provided by the Los Angeles County. The project is within the boundaries of the Los Angeles Unified School District. Nearby shopping exists to the south of the subject property along

Sepulveda Boulevard. Nearby recreation areas include the City of Carson Carriage Crest Park (one mile southeast of the property), Harbor City Recreation Center (approximately 1.5 miles south of the property), and the Harbor Park Municipal Golf Course (approximately 2.5 miles south).

ENTITLEMENTS REQUESTED

General Plan Amendment: The applicant requests approval of a plan amendment to the General Plan Land Use Policy Map from "M" (Industrial) to "U3" (Urban 3).

Zone Change: The applicant requests approval of a zone change from M-1 (Light Manufacturing) to R-3-DP (Limited Multiple Residential– 5,000 Square Feet Minimum Required Lot Area – Development Program).

Vesting Tentative Tract Map: The applicant requests approval of Vesting Tentative Tract Map No. 061387 to create one multi-family lot with 76 attached single-family units in nine detached buildings.

Conditional Use Permit: The applicant requests approval of a conditional use permit ("CUP") to ensure compliance with the DP zone.

EXISTING ZONING

Subject Property: The subject property is zoned M-1 (Light Manufacturing). The property is proposed to be rezoned to R-3-DP (Limited Multiple Residential – 5,000 Square Feet Minimum Required Lot Area – Development Program).

Surrounding Properties: Surrounding zoning is as follows:
North: M-1, M-2 (Heavy Manufacturing), B-1 (Buffer Strip), R-2-DP (Two Family Residence – Development Program);
East: M-1, A-1 (Light Agricultural), R-2-DP;
South: M-1, M-2; and
West: M-2 and City of Los Angeles.

EXISTING LAND USES

Subject Property: The subject property consists of 10 lots currently used as a vehicle auction yard.

Surrounding Properties: Surrounding uses are as follows:
North: Commercial and vacant property;
East: Industrial, single-family residences, three apartment buildings (21 units, 24 units, 28 units, respectively);
South: Commercial and industrial; and
West: Industrial and vacant property.

PREVIOUS CASE/ZONING HISTORY

The current M-1 zoning on the subject property became effective on October 6, 1954, following the adoption of Ordinance Number 6529.

Plot Plan 47953 was filed on a portion of the subject property on March 28, 2002 for a billboard, which currently exists on the subject property and is to be removed.

PROJECT DESCRIPTION

Vesting Tentative Tract Map No. 061387 and CUP No. 04-175-(2) Exhibit "A," dated July 12, 2005, depict a gated residential development of one multi-family lot with 76 attached condominium units in nine detached buildings on approximately 3.88 gross acres (2.85 net acres). The residential buildings are arranged along the main internal private driveway with three buildings west, and five buildings east of the driveway. The gate that will serve as the only point of entry and exit for residents, is depicted a minimum of 75 feet of Mariposa Avenue to ensure adequate turnaround.

Of the nine buildings, five buildings contain seven units, one building contains eight units, and two buildings contain 13 units. The buildings reach a maximum height of 45 feet. Individual units range in size from 1,261 to 1,762 square feet and offered both as single-story, and two-story units.

Approximately 38,500 square feet of open space area is provided within the development, including a 4,800-square foot tot lot with proposed public art feature. Included in the project's open space is the tot lot, individual private areas and landscaped common courtyard areas.

Two parking spaces required per unit yields a required minimum of 152 covered spaces for the project. Guest parking is also required at a ratio of one space per four dwelling units, or 19 guest parking spaces for the project. The project provides a total of 171 parking spaces, consistent with the minimum required. Of the total parking provided within the development, 144 parking spaces are provided within one-car and two-car garages, and eight parking spaces under carports are provided.

Internal access is provided by a main 28-foot wide private driveway and fire lane with drive aisles of 26 feet wide between buildings. Emergency-only access is also provided for the Fire Department from 228th Street. Grading consists of 5,000 cubic yards of earthwork to be balanced onsite. A maximum 14-foot wall is proposed along the southern boundary of the property to buffer from adjacent industrial uses.

Proposed street improvements include installation or repair of full curbs, gutters and sidewalks along 228th Street, Normandie Avenue and Mariposa Avenue. Street lights and street trees are also required along Normandie, 228th, and Mariposa. Sewer improvements include installation and dedication of main line sewers and separate house laterals to each building. Upgrade of the existing fire hydrant due to less than adequate water flow, is also required by the Fire Department as a condtiion of approval.

LOS ANGELES COUNTYWIDE GENERAL PLAN CONSISTENCY

The subject property is currently depicted within the Major Industrial land use category of the General Plan, which is intended for major industrial uses including manufacturing of all types, warehousing and storage, and product research and development. The project proposes an amendment to the General Plan's Land Use Policy Map from "M" (Industrial) to "U3" (Urban 3) that permits a maximum of 22 dwelling units per acre (see attached for existing and proposed land use category). Under the proposed land use category, the property's 3.88 gross acres has a maximum density of 85 dwelling units. The project proposes 76 dwelling units, which is consistent with the maximum permitted by the proposed category.

The General Plan contains many goals and policies that support its goals for orderly development in underutilized urban areas where services and infrastructure exist as well as provision of a wide range of housing and at varying price ranges for households. The proposed project is consistent with these goals and policies by providing higher dense development in an urban area and per the applicant, at prices that are more affordable for households.

Applicable General Plan Provisions
The following are excerpts of selected applicable General Plan goals and policies:

HOUSING ELEMENT (Chapter 8, Pages 3-4)

- A wide range of housing types in sufficient quantity to meet the needs of current and future residents, particularly persons and household with special needs, including but not limited to lower-income households, senior citizens and the homeless.

- A housing supply that ranges broadly enough in price and rent to enable all households, regardless of income, to secure housing.

Other applicable General Plan goals and policies include:

Land use and urban development pattern

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.
- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities).
- Promote the provision of an adequate supply of housing by location, type and price.

Area development priorities

- Encourage the revitalization of declining neighborhoods in San Pedro, Wilmington, the central Long Beach area and Carson.
- Encourage the infilling of by-passed vacant land in the Carson area to uses compatible with the general pattern of neighboring activity.

The applicant must meet the following burden of proof required for a plan amendment:

A. A need for the proposed General Plan Amendment exists;
B. The particular amendment proposed is approximate and proper;
C. Modified conditions warrant a revision to the County of Los Angeles General Plan; and
D. Approval of the proposed General Plan Amendment will be in the interest of public health, safety and general welfare and in conformity with good planning practices.

The applicant's Burden of Proof responses are attached.

ZONE CHANGE

The applicant is requesting to change the zoning of the subject property from M-1 to R-3-DP (Limited Multiple Residential – 5,000 Square Feet Minimum Required Lot Area – Development Program) due to modified circumstances and the need for balance between location of jobs and residences. As housing production has increased in the urban fringe, the distance between available jobs and homes has increased which has affected regional access concerns, loss of employment opportunities and loss of time at home. The property is located between manufacturing uses to the west, and single-

family residential to the east. The R-3-DP zoning would also be consistent with the project's proposed "U3" land use category of the General Plan which permits residential development up to 22 dwelling units per acre.

The applicant must meet the following burden of proof required for a zone change:

A. Modified conditions warrant a revision to the zoning plan as it pertains to the area or district under consideration;
B. A need for the proposed zone classification exists within such area or district;
C. The particular property under consideration is a proper location for said zone classification within such area or district; and
D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practices.

The applicant's Burden of Proof responses are attached.

CONDITIONAL USE PERMIT

Pursuant to Sections 22.40.040 of the County Code, the applicant has requested a CUP, and submitted an Exhibit "A", to demonstrate compliance with requirements of the Development Program zone.

The project site's approximately 3.88 gross acres (2.85 net acres) will be located within the proposed R-3-DP zoning. The project is consistent the required area of 5,000 square feet for each residential unit, and proposes nine residential buildings with attached single-family units as a condominium development.

The applicant must meet the standard burden of proof required for a CUP:

A. That the requested use at the location will not:
   1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
   2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
   3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
B. That 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
C. That the proposedsite is adequately served:
   1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
   2. By other public or private service facilities as are required.

The applicant's Burden of Proof responses are attached.

ENVIRONMENTAL DOCUMENTATION

In accordance with State and County CEQA guidelines, a Mitigated Negative Declaration ("MND") was prepared for the project. The MND concludes that certain potentially significant impacts are less

than significant with implementation of the proposed mitigation measures in the Mitigation Monitoring Program.

Identified potential impacts found to be less than significant with project mitigation, include:

- Noise
- Water Quality
- Air Quality
- Traffic/Access
- Sewage Disposal
- Utilities
- Environmental Safety
- Mandatory Findings

Detailed information of the mitigation measures is attached, and include such mitigation as additional consultation with the California Department of Conservation, Division of Oil, Gas and Geothermal Resources related to remedial plugging of existing oil wells and remedial operations for cleaning saturated soil or seepage if discovered; clearance from Fire Department, Health Hazardous Materials Division, Site Mitigation Unit for unrestricted development and use; payment of connection fees to the Los Angeles County Sanitation Districts; construction-related truck trips are limited to off-peak commute hours; and a covenant shall be required for disclosure to future buyers of potential impacts of fugitive dust and odors of surrounding uses.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Commiittee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Health Services. The Subdivision Committee has reviewed the Tentative Tract and Exhibit "A" maps dated July 12, 2005, and recommends approval with the attached conditions.

Comments have also been received from the California Water Service Company confirming that water facilities exist in the surrounding areas of the project. Other comments and recommendations from County Departments and other agencies consulted during the environmental review process have been included in the MND.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On September 13, 2005 approximately 165 notices of public hearing were mailed to property owners within a 500-foot radius of the subject property. The public hearing notice was published in Press Telegram and La Opinion on September 16, 2005. Project materials, including a tentative tract map, site plan, and recommended conditions, were received at the Carson Regional Library on September 15, 2005. Standard public hearing notices,were posted on the subject property fronting Normandie Avenue, 228th Street and Mariposa Avenue, on September 19, 2005. Public hearing materials were also posted on the Department of Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

At the time of writing, correspondence has been received from the California Water Service (see "County Departments and Agency Comments and Recommendations" section above). Correspondence has also been received from an adjacent property owner with concerns of increased traffic on smaller Mariposa Avenue, and longterm, overflow parking on Mariposa Avenue.

STAFF EVALUATION

The proposed development is consistent with applicable provisions of the General Plan, Title 21 and 22 of the County Code (Subdivision and Zoning Ordinance) and the proposed R-3-DP zoning. The subject property is surrounded by compatible uses and residential densities, and has access to a county-maintained street. All required public services and necessary infrastructure will be provided for the proposed subdivision. The project also meets the burden of proof required for the local plan amendment; zone change; and CUP for the Development Program zone.

The project meets many of the goals and policies of the General Plan, including the proposed land use category of "U3" (Urban 3). The project is proposed in a location suitable for higher density development as it will be located in a transitional area from generally underutilized manufacturing and commercial uses to the west, and single-family residential to the east. The property is easily accessible from major streets including Normandie Avenue, and as designed would provide buffers from incompatible uses to the south and west. The project is also consistent with its proposed R-3-DP zoning, and incorporates design features that will provide an aesthetically pleasing project that provides buffers from incompatible development and provides much needed housing in the urban areas.

The traffic concern raised by the adjacent property owner, specifically identifies Mariposa Avenue as being potentially unable to accommodate the number of vehicles entering and leaving the development during peak hours. As it is considered a "small side street," the nearby property owner suggested that access from 228th Street may better provide area circulation to avoid the potential traffic problems. In review of the subdivision proposal, Los Angeles County Department of Public Works – Traffic and Lighting Division commented on the traffic study prepared for the project. In their letter dated January 24, 2005, it was provided that "35 and 43 vehicle trips (would be generated) during the a.m. and p.m. peak hors, respectively." This is dramatically lower than the "76 to 152" cited in the constituent's letter of October 3, 2005. This estimate, in combination with mitigation measures required to address traffic and access impacts, support that the project can be mitigated to less than significant with respect to traffic and access. Concern was also raised regarding long-term parking on Mariposa Avenue, with the nearby property owner suggesting that more strict rules with respect to parking could be put in place and subsequently strictly enforced by the Sheriff's Department may alleviate this issue.

FEES/DEPOSITS

If approved as recommended by staff, the following shall apply:

California Department of Fish and Game:

1. Processing fee of $25.00 associated with the filing and posting of a Notice of Determination and Certificate of Fee Exemption with the County Clerk, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

Department of Regional Planning, Impact Analysis:

2. Deposit of $3,000.00 to defray the costs of reviewing the subdivider's reports and verifying compliance with the information required by the Mitigation Monitoring Program.

Department of Regional Planning, Zoning Enforcement:

3. Cost recovery deposit of $750.00 to cover the cost of five recommended zoning enforcement inspections. Additional funds would be required if violations are found on the subject property.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

If the Regional Planning Commission agrees with staff's evaluation above, staff recommends that the Commission close the public hearing, adopt the MND, and indicate its intent to approve Vesting Tentative Tract Map No. 061387 and Conditional Use Permit Case No. 04-175-(2), and recommend approval of General Plan Amendment 04-175-(2) and adoption of Zone Chase Case No. 04-175-(2) to the Los Angeles County Board of Supervisors.

Suggested Motion: " I move that the Regional Planning Commission close the public hearing, and indicate its intent to adopt the Mitigated Negative Declaration; approve Vesting Tentative Tract Map No. 061387 and Conditional Use Permit No. 04-175-(2); and recommend to the Los Angeles County Board of Supervisors approval of General Plan Amendment No. 04-175-(2) and adoption of Zone Change Case No. 04-175-(2)."

Attachments:

Draft Conditions
General Plan Amendment Burden of Proof
Zone Change Burden of Proof
Conditional Use Permit Burden of Proof
Vesting Tentative Tract Map No. 061387
Conditional Use Permit Case No. 04-031 Exhibit "A"
Land Use Map
Correspondence
Photographs

EMF:SMT
10/13/05

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl AICP
Director of Planning

November 17, 2005

TO: Wayne Rew, Chair
Pat Modugno, Vice Chair
Esther L. Valadez, Commissioner
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner

FROM: Susan Tae, AICP, Principal Regional Planning Assistant SMT
Land Divisions Section

SUBJECT: GENERAL PLAN AMENDMENT CASE NO. 04-175-(2)
ZONE CHANGE CASE NO. 04-175-(2)
VESTING TENTATIVE TRACT MAP NO. 061387-(2)
CONDITIONAL USE PERMIT CASE NO. 04-175-(2)
**** ADDITIONAL EXHIBITS BY APPLICANT ****

PROJECT BACKGROUND

As you may recall, Vesting Tentative Tract Map No. 061387 is a subdivision proposal for a gated development of 76 attached units in nine buildings on 3.88 gross acres, located at 22800 Normandie Avenue in the Carson Zoned District. The property is bounded by Normandie Avenue to the west, 228th Street to the north, Mariposa Avenue to the east, and Sepulveda Boulevard to the far south. The proposal requires approval of General Plan Amendment Case No. 04-175-(2) to change the Los Angeles Countywide General Plan land use category from "M" (Industrial) to "U3" (Urban 3), Zone Change Case No. 04-175-(2) to change zoning from M-1 (Light Manufacturing) to R-3-DP (Limited Multiple Residential – 5,000 Square Feet Minimum Required Lot Area - Development Program), and Vesting Tentative Tract Map No. 061387 to create one multi-family lot with 76 attached condominium units in nine detached buildings. The project also requires approval of Conditional Use Permit Case No. 04-175-(2) to ensure compliance with the Development Program zone.

After opening the public hearing on October 19, 2005 and taking public testimony from the applicant and three individuals in opposition, the public hearing was continued to November 30, 2005 to allow the applicant time to provide additional exhibits, and meet with concerned neighbors who have expressed opposition to specific aspects of the project.

APPLICANT SUBMITTAL

As requested by your Commission, the applicant has submitted the attached three exhibits to aid in review and discussion regarding the appropriate location for the development's main driveway. Additional materials and responses addressing the neighbors' concerns, including photographs of morning and evening traffic, and truck loading on Mariposa Avenue, will be forthcoming in your next public hearing package.

All three site plans depict driveway locations of properties facing the development along Mariposa Avenue. Existing uses for these lots have also been labeled.

- "Site Plan"

This exhibit depicts the original driveway entrance, located approximately 389 feet south from edge of curb on 228th Street. Concerns raised during the October 19, 2005 public hearing include positioning the driveway location so that impacts to surrounding property owners and future project residents, are minimized.

- "Site Plan – Revised Entry"

Based on discussion during the October 19, 2005 public hearing, the applicant has submitted this revised driveway exhibit that depicts the entrance located further north and closer to 228th Street. The revised driveway is depicted approximately 219 feet from edge of curb on 228th Street, which is 170 feet closer than the original proposal. The northerly shift in driveway location also brings the main access closer to the emergency access provided directly from 228th Street.

- "Site Plan – Two Entry Exhibit"

This exhibit depicts both driveway locations to provide a comparision of driveway locations.

Attachments: Applicant Exhibits

PMC:SMT
11/17/05

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl AICP
Director of Planning

November 22, 2005

TO: Wayne Rew, Chair
Pat Modugno, Vice Chair
Esther L. Valadez, Commissioner
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner

FROM: Susan Tae, AICP, Principal Regional Planning Assistant
Land Divisions Section

SUBJECT: GENERAL PLAN AMENDMENT CASE NO. 04-175-(2)
ZONE CHANGE CASE NO. 04-175-(2)
VESTING TENTATIVE TRACT MAP NO. 061387-(2)
CONDITIONAL USE PERMIT CASE NO. 04-175-(2)
AGENDA ITEM NO. #9 a, b,c,d; NOVEMBER 30, 2005

PROJECT BACKGROUND

As you may recall, Vesting Tentative Tract Map No. 061387 is a subdivision proposal for a gated development of 76 attached units in nine buildings on 3.88 gross acres, located at 22800 Normandie Avenue in the Carson Zoned District. The property is bounded by Normandie Avenue to the west, 228th Street to the north, Mariposa Avenue to the east, and Sepulveda Boulevard to the far south. The proposal requires approval of General Plan Amendment Case No. 04-175-(2) to change the Los Angeles Countywide General Plan land use category from "M" (Industrial) to "U3" (Urban 3), Zone Change Case No. 04-175-(2) to change zoning from M-1 (Light Manufacturing) to R-3-DP (Limited Multiple Residential – 5,000 Square Feet Minimum Required Lot Area - Development Program), and Vesting Tentative Tract Map No. 061387 to create one multi-family lot with 76 attached condominium units in nine detached buildings. The project also requires approval of Conditional Use Permit Case No. 04-175-(2) to ensure compliance with the Development Program zone.

After opening the public hearing on October 19, 2005 and taking public testimony from the applicant and three individuals in opposition, the public hearing was continued to November 30, 2005 to allow the applicant time to provide additional exhibits, and meet with concerned neighbors who have expressed opposition to specific aspects of the project.

The following includes a summary of issues raised so far, during the public hearing:

- Tandem parking – Tandem parking will be provided as the required parking spaces for the dwelling units. Questions raised during the public hearing included whether restrictions will be in place to ensure that both covered parking spaces are available at all times.

- Residential project in an industrial area – Concern was also raised that with development of the property as a residential project where adjacent, existing and industrial uses are conducted, disclosure is made to future homeowners that such uses exist, may continue to legally exist, and should not be considered a "nuisance."

- Loading and unloading on Mariposa Avenue – As the existing industrial uses require loading and unloading directly from Mariposa, concern was raised that one or both paths of traffic become blocked.

- Relocation of main access driveway – Testimony was taken that suggested the project's main driveway be relocated to Normandie Avenue to avoid impacts on Mariposa. The driveway location was also discussed by your Commission, and the applicant was asked to explore an alternative to move the driveway further north off of Mariposa Avenue to reduce potential impacts for the existing industrial uses south of the site. Moving the driveway north could potentially move the queue off of Mariposa Avenue to be contained within the development.

- Limited on-street parking – Testimony was taken that parking is unavailable on Normandie Avenue, and limited on Mariposa Avenue and 228th Street. Street cleaning also impacts the availability of street parking on certain days. Also certain events, like weekend parties, would create additional demand for off-site parking for guests.

- Other issues discussed included the project's density as being too high, that residential was not necessarily discouraged, and that pedestrian access is not proposed for Normandie Avenue nor 228th Street and the associated security concerns of pedestrian access.

During the public hearing, the applicant was directed by your Commission to provide additional exhibits depicting the proposed alternative driveway location further north towards 228th Street, and to meet with the surrounding businesses and those in opposition to discuss their concerns. The Los Angeles County Department of Public Works ("Public Works") was also directed to evaluate the design of the proposed alternative driveway for feasibility.

The applicant has submitted three exhibits that showed the existing driveway design, proposed alternative driveway design, and a comparision of both driveways. These were provided in your Commission's package as Miscellaneous Items, dated November 17, 2005.

The applicant has met with Public Works on October 25, 2005 to discuss the proposed alternative driveway design. Staff believes that based on their technical analysis, the preferred driveway design of Public Works is what has been depicted on the Exhibit Map and presented at the public hearing. Public Works will be in attendance at the November 30, 2005 public hearing to provide additional comments and/or clarification.

The applicant has also met with a representative from Los Angeles County Fire Department ("Fire Department"), who has also indicated to staff that due to the close proximity of the proposed alternative driveway design and the proposed emergency access off of 228th Street, that the preferred driveway is what has been depicted during the public hearing. Fire Department will also be present at the continued public hearing to provide additional comments and/or clarification.

On November 9, 2005, the applicant met with two of the three community members who had testified in opposition; the third person in opposition was unavailable. Discussion at this meeting included the project site's constraints for the driveway location, and the proposed improvements that the applicant would like to offer to make their project more compatible with surrounding development and to ease potential traffic concerns. These include a proposal for additional paving improvements off of 228th Street across from the subject property, that would allow longer stacking lanes for those waiting to turn left or go straight, and those turning right onto Normandie Avenue.

Lastly, the applicant has submitted additional exhibits for your Commission's review. These include

photographs of the project site and nearby streets to address the issues they included in their November 10, 2005 letter. This is attached for your Commission's reference. Also attached are correspondence that was received during the public hearing for your review.

STAFF EVALUATION AND RECOMMENDATION

Staff feels that the applicant has worked diligently with the community members who have expressed opposition to the project, and has offered additional improvements that would enhance traffic circulation at the intersection of Normandie Avenue and 228th Street. And while the proposed alternative driveway design could better address potential concerns for residential traffic near industrial traffic on Mariposa Avenue, Public Works and Fire Department have both expressed potential technical concerns with the new driveway location.

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

If your Regional Planning Commission feels that the Mariposa Avenue is wide enough to accommodate residential traffic with industrial, and that the relocation of the proposed driveway further north would negatively impact traffic queues on Mariposa Avenue as well as emergency access off of 228th Street, staff recommends that the Commission close the public hearing and indicate their intent to cerify the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 061387 and Conditional Use Permit Case No. 04-175-(2) with minor design modifications, and recommend to the Los Angeles County Board of Supervisors approval of General Plan Amendment and Zone Change Case Nos/ 04-175-(2).

Suggested Motion: "I move that the Regional Planning Commission close the public hearing, and indicate their intent to certify the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 061387 and Conditional Use Permit Case No. 04-175-(2) with minor design modifications, and recommend to the Los Angeles County Board of Supervisors approval of General Plan Amendment and Zone Change Case Nos. 04-175-(2)."

If the Regional Planning Commission feels that the Mariposa Avenue is not wide enough to accommodate residential traffic with industrial traffic, and that the proposed alternative driveway design closer to 228th Street is preferable to provide queue area within the development, then staff recommends that the Commission close the public hearing, and indicate their intent to cerify the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 061387 and Conditional Use Permit Case No. 04-175-(2) with the discussed project modifications including relocaton of the project driveway, and recommend to the Los Angeles County Board of Supervisors approval of General Plan Amendment and Zone Change Case Nos/ 04-175-(2).

Suggested Motion: "I move that the Regional Planning Commission close the public hearing, and indicate their intent to certify the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 061387 and Conditional Use Permit Case No. 04-175-(2) with the discussed project modifications, and recommend to the Los Angeles County Board of Supervisors approval of General Plan Amendment and Zone Change Case Nos. 04-175-(2)."

Attachments: Applicant Letter and Photo Exhibits
Additional Correspondence received during the October 19, 2005 Public Hearing

PMC:SMT
11/22/05

Supplemental Information
Burden of Proof
General Plan Amendment Industrial to Housing Category III
Tentative tract No. 061387

22800 Normandie Avenue
Los Angeles, CA 90502
July 7, 2005

1. A need for the proposed General Plan Amendment exists because:

The proposed project is responding to the phenomenon that older industrial areas decline in productivity and require a transformation to new housing. The transformation is required in order to satisfy urban growth demand. The proposed development replaces the deteriorated and underdeveloped industrial uses of the subject property. As well, the proposed development will promote the establishment of new housing in an area that would otherwise be untapped by development trends. The hardships created by commuting from fringe to urban areas will be mitigated by more central urban development. Increasing the supply of new housing in areas closer to the employment base is consistent with Regional Housing goals and policies pursuant to the Southern California Association of Governments.

The Goals and Policies of the County General Plan identify that the Urban Area be revitalized. The 76 units will achieve this goal in the following way:

a. Reversing the loss of population in older urban areas by building new quality housing, and eliminating an existing deteriorated and underutilized industrial use.

b. New quality housing in this urban area will promote the restoration, enhancement and stabilization of the existing residential areas in the vicinity.

2. The particular amendment proposed is appropriate and proper because:

According to current trends in employment centers, such as the Los Angeles metropolitan area, there are more jobs than housing. The demand for new housing in the Harbor City, South Bay portion of the County has reached a critical level. New homes are occupied within the first 30 days (on average). Good planning is achieved when the location of jobs and the location of housing are in balance. The proposed development contributes to this sound, planning framework by providing housing on demand. Moreover, the price of

the proposed condominiums will be below the median prices of homes in Los Angeles County.

The County General Plan encourages Residential Infill in a more concentrated urban development pattern than the surrounding uses (Appendix A, Los Angeles County General Plan Land Use Element, Page LU-A2). This provision allows densities to exceed those depicted on the Land Use Policy Map. The proposed development is consistent with the LU policy, allowing high density residential uses. The proposed 76 units is at 19.2 dwelling units per acre, which is within the 21 units per acre density limit allowed under Housing Category II. With 2.83 net acres and 3.95 gross acres, the site is deemed to have sufficient size to accommodate the proposed units while meeting the minimum development standards of the zoning code. Furthermore, the Department of Public Works has indicated that the development will not overburden public services such as sewerage, water and traffic.

School and other public services are ample to accommodate the modest increase in population that this project will generate. According to the 2000 Census, table DP-1, 'Profile of General Characteristics for 2000', there are 9,519,338 persons living in the County. 7.2 percent of this population is younger than 19 years. The DP-2 Profile of Selected Social Characteristics shows that 54.1 percent of all children between the ages of 3 and 18 attend school. This amounts to 54,179 school age children, or .005 percent of the total County population.

Table DP-1, Profile of General Demographic Characteristics 2000, shows there are 3,133,774 households. Of this number, 2,136,977 households comprise families of which 1,152,502 have children under 18 years old. The Census shows the average household size to be 2.98 persons. Because we cannot determine from the statistics provided how many children dwell in owner occupied units, we will assume .9 children per household. We can therefore estimate that 90% of the proposed units will have one child, for a total of 71 children. Accordingly, the developer has added sufficient common space, as well as a "tot lot", to accommodate the expected number of children.

The Los Angeles Unified School District advises that local schools can take on 71 students without experiencing overcrowding. Local schools include Meyler Street and Stephen White Middle School. Police and Fire stations serving the area are located in the city of Carson within one mile of the subject property. Both Police and Fire Departments can serve the project.

3. Modified conditions warrant a revision to the County of Los Angeles General Plan because:

The current land use designation of the official Land Use Map for the County of Los Angeles classifies the property as Major Industrial. The area surrounding the subject property needs heavy revitalization and maintenance. To this end,

the county general plan has implemented policies that encourage the revitalization of such areas with high density residential. The proposed development follows these policies, with the change of zone from industrial to high density residential and a corresponding plan amendment. The proposed zone and housing category will permit 21 dwellings per acre. The height of the building will be approximately 39 feet, and will reach 45 feet for architectural relief at the locations were stairs and cupolas are proposed.

The proposed development is planned to eliminate a blighted, unproductive, and underdeveloped land use. The Project may stimulate new urban infill developments in the immediate area.

The proposed increase in height along the corner cupolas is seeking to extend the roof ten additional feet from 35 to 45 feet. The architectural relief eliminates the drab character that monolithic structures often have when the mass of the structure conforms to a strict application of the zoning code with no concern for architectural theory. In this case the architect has correctly applied the theory of undulating roofs to make the structure more attractive, thereby aesthetically improving the surrounding area.

The 14 foot high wall along the south property line, in lieu of a six-foot-high wall, will provide satisfactory protection from potential industrial noise and dust. While the adjacent use is not foreseen to be obnoxious, it could however be sold and used for any number of industrial uses. It is for this reason that the proponents ask that an increase in fence height be allowed as part of this request to alleviate the potential adversity new housing could face by locating adjacent to existing Industrial uses. The transition to urban housing requires some amelioration, which is not traditionally permissible.

Three visitor parking spaces are located in the rear setback along the South property line. These spaces are tucked away in this location in an effort to evenly distribute guest parking throughout the property. This 7.5 foot encroachment into the rear 15 feet provides sufficient room for pedestrians to maneuver within the remainder of the setback. The encroachment is deemed consistent with the code for open space along the rear setback because light, air, and ventilation created for adjoining properties or living units are unaffected. The landscaping proposed for this area, in the form of ground level concrete and grass inlay, is promoted as a reasonable solution to replace the landscaping that would be in this location had the parking spaces not been proposed. The design is our best attempt to conform to code.

One side of the property is adjacent to a major highway. The highway is a commuter route, and therefore weekend travel is currently minimal. Living units along this side have air conditioning ventilation systems which function with the doors and windows closed. While windows and doors are completely operable they can remain closed without discomforting the occupants. When

the occupant wants the windows to be closed, they have a comfortable indoor living environment, effectively mitigating rush hour noise.

Open Space Findings:

The proposed Open Space for Tentative Tract 061387 provides substantial open area for occupants. The design incorporates sound theories of urban design in an arrangement that maximizes the use of private and common, open space areas. Each unit has a similar amount of Open Space. According to the County Zoning Code, no standard has been developed specifying a minimum amount of open space for a project of this size. Discussions with staff inspired the developer to reduce the density by 3 units, providing a play area to accommodate the needs of young families. Additionally, the project architects have developed a balanced open space arrangement by devoting 20% of the site land area to open space; in common landscaping around the buildings, along the drive aisles, and all setback areas. They have also devoted a minimum of 10% of the project open space area to each unit.

Quantities of Open Space Areas:

The open space for Tentative Tract Number 061387 consists of three distinct quantities: private patios at the entry, private balconies off the living room of each unit, and common open space, including a tot lot, which is an open space designed specifically for children. The sum of these open space areas is 38,567 s.f., which comprises 31% of the site. On a per unit basis, this amounts to a generous 503 s.f. of open space.

26,095 s.f. or 20% of the site area is incorporated into grounds landscaping and 12,472 s.f. or 10% of the site in private space off the living areas in balconies and ground level patios. Table A (attached) describes the distribution of these areas by unit type, for all units in the complex.

A sculpture will be added to the landscaping, which will be visible to the public. This sculpture is an attempt by the owner to beautify both private and public space.

Future occupants will benefit from this arrangement of open space. The project real estate marketing consultant has performed buyer absorption studies. These studies characterize future occupants as first time homeowners and older, professional working adult households that are transitioning from rental and older, smaller housing

In sum, this project is designed to provide new units for those seeking a contemporary setting in the metropolitan area of Los Angeles County. It is an appropriate urban infill housing development that will help revitalize the

existing neighborhood housing, and begin a natural redevelopment of antiquated land uses.

Based on the above, the following project considerations are recommended:

1. That all unpaved landscaping areas will be planted with trees, shrubs and ground cover.

2. That all planting areas will be equipped with a mechanically operated irrigation system.

3. That the planting scheme shall be designed by a licensed landscape architect with a planting arrangement that incorporates drought tolerant plant materials and decorates 7 to 10% of the common planting areas with hardscape such as rock outcroppings, accent lighting on trees, pedestrian walks, and a sculpture to enhance the open space aspect of the project.

4. That trash cans will be used, rather that trash enclosures, to facilitate recycling, per staff request.

5. That perimeter fencing is visually consistent with the architectural theme.

6. That the three parking spaces for visitors located at the south end of the common driveway will be fabricated from grasscrete pavers and plated with lawn.

7. That planting areas, particularly the perimeter, will have pedestrian-friendly lighting, and accent-decorative lighting.

4. Approval of the proposed General Plan Amendment will be in the interest of public health, safety and general welfare and in conformity with good planning practice because:

The new housing is situated in an area that is safe from environmental hazards such as flooding, and earth shaking from faults. The area is sufficiently served by sewer, water, police and fire services. The project is well situated within the urban area for convenient access to commercial services, schools, parks, freeways and work centers.

The site exceeds existing development standards for open space, to be used by the future homeowners. While open space for multi-family housing projects such as this are not prescribed in the county code, the accompanying open space supplement describes the level of common and private open space being provided.

Improvement of the subject property with quality housing will serve the regional needs of the County and greater Southern California area with needed family shelter. This infill development will serve the region with new housing in close proximity to the work centers. Close proximity to central areas decreases commute times and consequential transportation related pollution.

Examination of the County General Plan Policy Map shows that the area is 100% planned for industry and housing Category 1. The County General Plan Land Use Map dictates the standards for residential development, in the event that the land use is converted. We meet those standards, and the proposed development will be in keeping with the plan for the area. A Xerox copy of the County General Plan Land Use map and General Plan Land Use Policy Map have been included, with the subject property location noted thereon. The site is pinpointed, and a 500 foot radius is inscribed.

Supplemental Information
Open Space Data Summary - Addendum
TTM 061387
Table A

Open Space Summary:

Common open space:
26,095 s.f. (.59 acre 20% of lot area; (343 S.F. per unit))

Private patio open space:
6,658 s.f. (.15 acre 5% of lot area)

Private deck open space:
5,814 s.f. (.13 acre 5% of lot area)

Total Open Space:
38,567 s.f. (.88 acre 31% of lot area (**503 s.f. per unit**))

Private Patio Open Space by Unit, (76 Units):

Units	/ Type	Open Space Patios	Totals
22	PLAN 1	80 s.f.	1,760 s.f.
22	PLAN 2	99 s.f.	2,178 s.f.
16	PLAN 3	79 s.f..	1,264 s.f.
8	PLAN 4	95 s.f.	760 s.f.
4	PLAN 4 ALT	94 s.f.	376 s.f.
4	PLAN 5	80 s.f.	320 s.f.

Private Deck Open Space, (76 Units):

Units	/ Type	Open Space Patios	Totals
22	PLAN 1	60 s.f.	1,320 s.f.
22	PLAN 2	59 s.f.	1,298 s.f.
16	PLAN 3	101 s.f.	1,616 s.f.
8	PLAN 4	97 s.f.	776 s.f.
4	PLAN 4 ALT	97 s.f.	388 s.f.
4	PLAN 5	104 s.f.	416 s.f.

Landscape Area:

All Landscape Areas	26,095 s.f.
TOTAL OPEN SPACE:	38,567 s.f.

Supplemental Information
Zone Change – Burden of Proof

Tentative Tract No. 061387
22800 Normandie Avenue
Harbor City, CA

A. Modified conditions warrant a revision in the zoning plan as it pertains to the area under consideration because:

Local urban and regional housing and employment trends have created an imbalance between jobs and housing within communities throughout Southern California. Current prevailing development patterns have resulted in the construction of housing out along the urban fringe, while area employment centers have increased jobs at a rate faster than local housing production can maintain. Since the 1970's, County housing statistics show that new housing has been developed out on the urban fringe. This places an unmitigatable impact on families that need new housing in closer proximity to their employment. These families do not have the ability to commute from such urban fringe areas to urban centers of employment. The distance and travel time require such persons to expend more than usual amounts of discretionary funds on commuting expenses; and also require such persons to rise early, arrive home late, and ultimately have less time for their families and general leisure because more time is spent commuting to and from the workplace.

The subject property is a large site (2.9 acres), which has historically been used for automobile auction sales. The site is flat, surrounded by streets, and is adequately served by public facilities and services. The surrounding industrially zoned parcels along Mariposa Avenue are improved with nonconforming single-family dwellings; some of which are occupied with families, while others are occupied with businesses.

B. A need for the proposed classification exists within such area or district because:

The Southern California region is in a state of high demand for new housing production. As stated in the Los Angeles County General Plan, the urban fringe is the place where such housing has been built. Families who can afford to live and work in such areas find these urban fringe communities to meet their needs. However, Los Angeles County exhibits a high prevalence of families who cannot leave their urban employment, and yet earn too little to afford the cost of commuting and/or make suitable arrangements for family support to attend to their children from the time they leave for work to the time they return home. The proposed project addresses this tension between cost of commuting and employment by allowing housing to be located within proximity to employment opportunities.

The pattern of land use in the area of the subject property consists of scattered manufacturing along the major arterials and residential land uses behind that. Good planning is achieved when there exists a hierarchy of land uses. This theory is called "Fortress Zoning," which suggests that industrial uses and high-density residential flank high traffic streets, while lower density land

uses further surround such areas. The subject site is perfect for this type of infill development as the site is flanked on two sides by 228th and Mariposa Avenue. These collector streets transition the property to lower density residential uses to the east. The site is protected from the industrial land use pattern along Normandie Avenue by the manner the accompanying residential condominium site plan is arranged; landscaped shielding along the edge of the subject property along with double glazed windows and a forced air exchange that functions with all the windows and doors closed work to buffer the proposed development from surrounding uses.

The replacement of older, underutilized industrial-zoned land by new quality housing is a means to accommodate a policy expressed by the Southern California Association of Governments – the elimination of smaller underdeveloped urban industrial areas. The aim of this policy is to generate a propensity for industry to locate on the urban fringe where housing production is currently and projected to be the greatest.

In the end the elimination of this small-scale industrial land area and the replacing of it with more highly appropriate housing serves a higher aim for the County.

C. The particular property under consideration is a proper location for said zone classification within such area of district because:

As noted in the Land Use Element of the Los Angeles County General Plan nearly all of the land use areas of the County are improved. The subject property is clearly under-developed: the current use is a nonconforming auto auction sales use. Other than perimeter fencing, the site is completely unimproved. The lack of improvements makes this property ideal for acquisition for infill housing.

The County of Los Angeles General Plan Policy Map shows the subject site to be located in a Heavy Maintenance area. The principal tool for land use maintenance is through infill redevelopment/revitalization. The proposal for infill medium density residential follows this objective.

The corresponding policy seeks to reverse the trend towards population loss in older urban areas, with particular attention to deteriorated industrial areas, while promoting the availability of moderate income housing to first-time homebuyers. The proposed project also brings with it the added bonus of serving as a catalyst to the increase in property values for existing housing in the surrounding neighborhood.

D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:

As noted above, the County General Plan Housing Development and Neighborhood Conservation Policy Map shows the subject site residing within a "High Maintenance" area. The Land Use Element of the General Plan promotes the replacement of underutilized industrial land uses in the High Maintenance areas. Therefore, the Zone Change to R-3 Residential and a General Plan Amendment for Medium Density Residential is consistent with the aims of the

General Plan, which is to promote the health, safety, and general welfare of the people of the County.

Furthermore, there are recently approved single-family subdivisions with zone changes and plan amendments northerly of the site along Normandie, and R2-DP cases east of Mariposa (case numbers 86-553, 88-174, and 88-192). Additionally, there is already a mix of single-family and light industrial buildings along the easterly side of Mariposa, along with a mixture of single-family homes and condominiums to the east; a medium density residential project such as the one proposed would serve as a transitory use in the immediate area.

Supplemental Information
Conditional Use Permit – Burden of Proof

Tentative Tract No. 061387
22800 Normandie Avenue
Harbor City, CA

A. That the requested use at the location will not:

1. **Affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or**

2. **Be materially detrimental to the use or valuation of property of other persons located in the vicinity of the subject site, or**

3. **Jeopardize, or otherwise constitute a menace to the public health, safety or general welfare.**

The proposed 76-unit condominium subdivision will provide urban housing in an area identified in the Los Angeles County General Plan Housing Development and Neighborhood Conservation Policy Map as a high-maintenance are for revitalization.

The proposal for a change of zone and development program is included to set in place the conditions of approval, which should be incorporated to maximize the site character and appeal. In the area there are recently approved single-family subdivisions with zone changes and plan amendments northerly of the site along Normandie, and R-2-DP cases east of Mariposa (case numbers 86-553, 88-174, and 88-192). Additionally, there is already a mix of single-family and light industrial buildings along the easterly side of Mariposa, along with a mixture of single-family homes and condominiums to the east; a medium density residential project such as the one proposed would serve as a transitory use in the immediate area.

The overall site is designed with a set of nine 4-story buildings. Two of the buildings will have 13 attached condominiums, one building will have eight attached condominiums, and six buildings will have seven attached condominiums. Each condominium will have an attached at grade parking garage. The living areas of these units are designed with two (2) bedrooms and living areas that range from 1,200 to 1,700 square feet.

The proposed height of the buildings is 39'-2", which is 4'-2" taller than the 35 feet height limit allowed in the R-3 zone. This variance seeks relief from the R-3 zone height limit to allow the additional 4'-2". Each building will have a gabled roof that measures 111 feet across. The roofs will be covered with asphalt shingle roofing, and will have relatively high pitches of 12 to 5 feet. The steep angles will add a unique architectural style. The additional height will also provide 220 sq. ft. 4th floor lofts for three of the five units on the 3rd floor.

At one end of each building, floor plan 3 will require an additional 10 feet from the 35 feet allowed by code. Floor plan 3 will offer residents 1,653 sq. ft. of living space with 2 bedrooms and 2.5 bathrooms on 2 levels. The roof above this area will be comprised of several gables of varying heights between 42'-2" and 45', and will cover 33 feet of the 111 foot roof. The 45 foot high gable will be the tallest point on each building.

The proposed heights will improve the aesthetics and architecture of the building, and prevent the structure from looking bulky and massive. They will provide sufficient space to offer residents nine foots ceilings, which will add more volume and appeal to the living spaces. The additional height is also necessary since the first level is devoted to parking instead of habitable space. An improved building design will also meet the revitalization objectives set forth in the Los Angeles County Plan and Neighborhood Conservation Policy Map. An attractive design will also improve the value of the property, and in turn the appeal of the neighborhood.

The site is designed within a town home-patio setting. The entire development perimeter is designed with a landscaped edge planted with trees, shrubs and groundcovers. The units each have a private patio having an open area that measures approximately seven (7) feet by twelve (12) feet. The grounds have been designed to accommodate guest parking at the rate prescribed by code, which is one quarter space per unit. To augment the suitability of this standard the site has been provided with only one vehicular entry with a security gate on the Mariposa Street frontage. This arrangement provides an opportunity for visitors and guests to seek available on-street curbside parking along the perimeter of the site.

The planned landscaped setting incorporates two distinct elements to ensure compatibility with the surrounding neighborhood. The landscape edge provides a set of trees that shield views from the units, creating an enhanced tranquil setting that also creates a soft transition separating the development from surrounding uses.

B. That the proposed site is adequate in the 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.

The site contains approximately 127,400 square feet of land, or 2.9 acres. This land area is large enough to support the arrangement and number of units planned for the site.

The accompanying zone change from M-1 Industrial Classification to R-3 Medium Density Residential is consistent with the pattern of residential density found in the area pursuant to the policies for residential infill development as provided for in the Los Angeles County General Plan for Land Use.

C. That the proposed site is adequately served:

1. **By highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate, and**

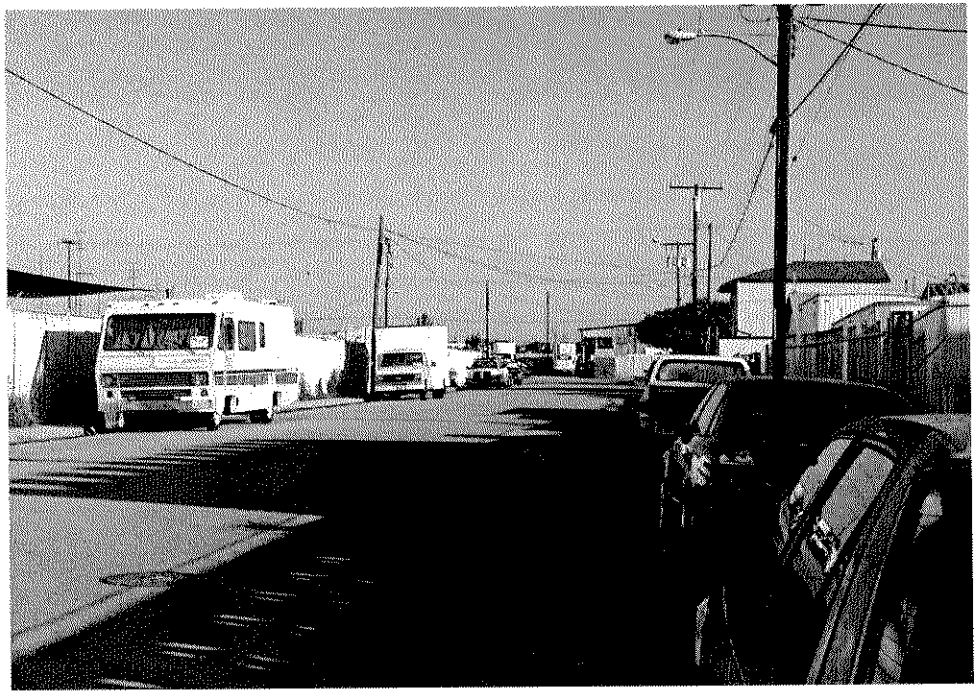
2. By other public or private service facilities as are required.

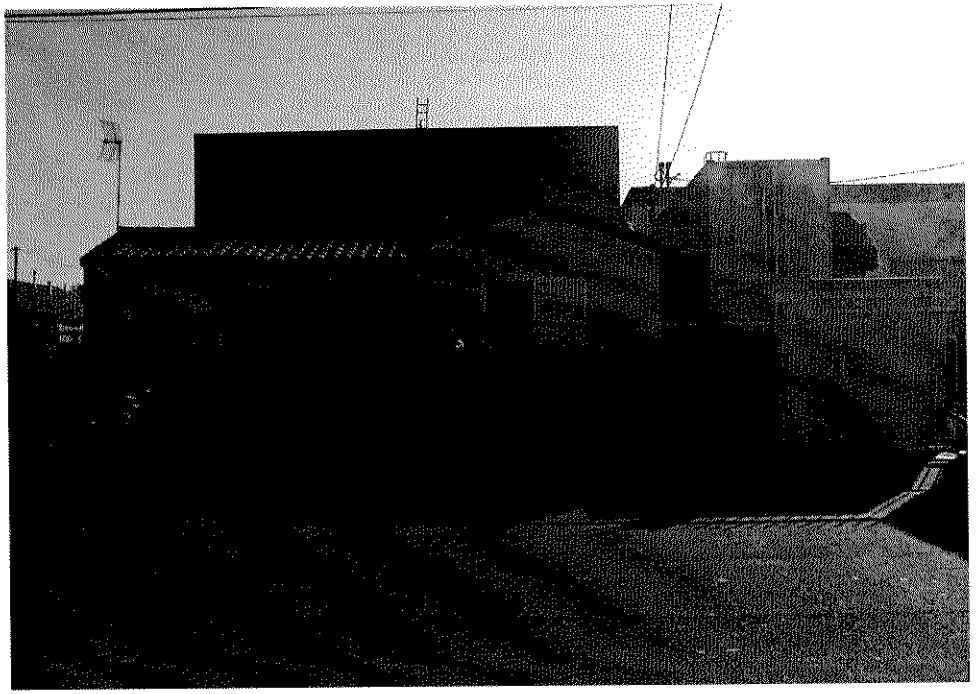
The subject property has street frontages on three public streets: Normandie Avenue, a major highway; and Mariposa Avenue and 228th Streets, collector streets. The proposed project has been designed with the necessary right of way widths and improvements to ensure compliance with all standards of the Los Angeles County Department of Public Works. Such improvements will be met with the recordation of the Tentative Tract Map that accompanies the subject property.

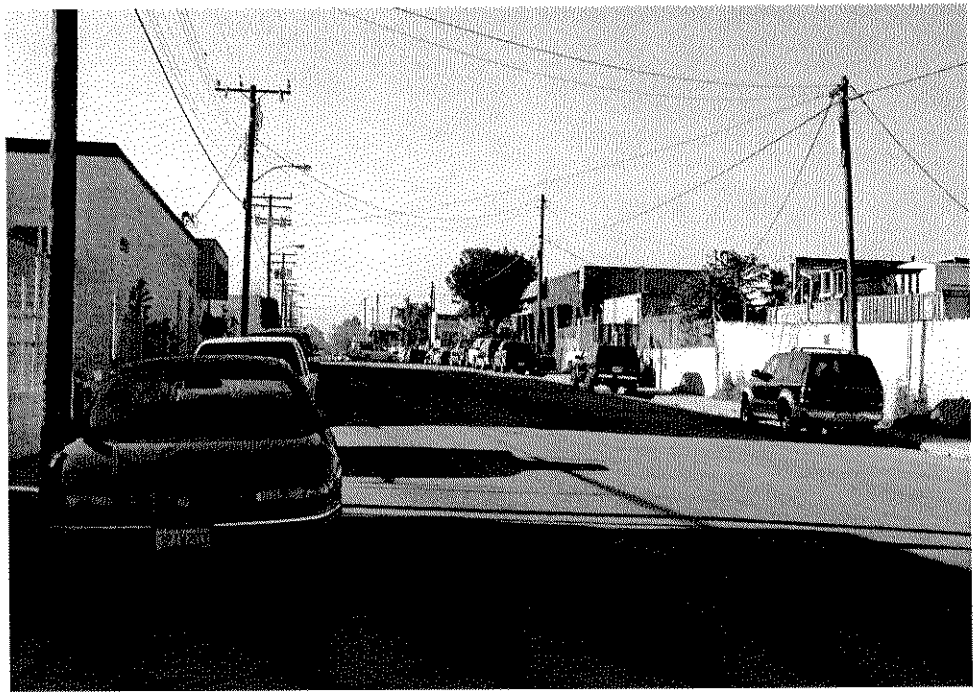
The site is located in the Harbor City Area of Los Angeles County. The site is served by local water service (California Water Service Company), sanitary sewers (Los Angeles County Sanitation District), County Sheriff and Fire (Carson, California), telephone (SBC), electrical power (Southern California Edison), gas (Southern California Gas Company), cable television (Comcast Cable), and solid waste disposal (Western Waste). Contact has been made with each and every service provider and sufficient service capability exists to serve the proposed project at the density proposed. No upgrades are necessary to accommodate connections to these service providers.

Sanitary sewer runs to the main sewer batch plant in Carson. The site is currently provided safety service for police, fire and paramedics by the County of Los Angeles from the Carson stations at Avalon and Carson, and 223rd Street and Main Street. Telephone, electrical power, gas, water and cable services are currently available to the property.

All service connections will be placed underground. All service meters will be located within parkways and/or yard areas at locations which are screened from view and easily accessible to meter readers and utility service maintenance personnel.





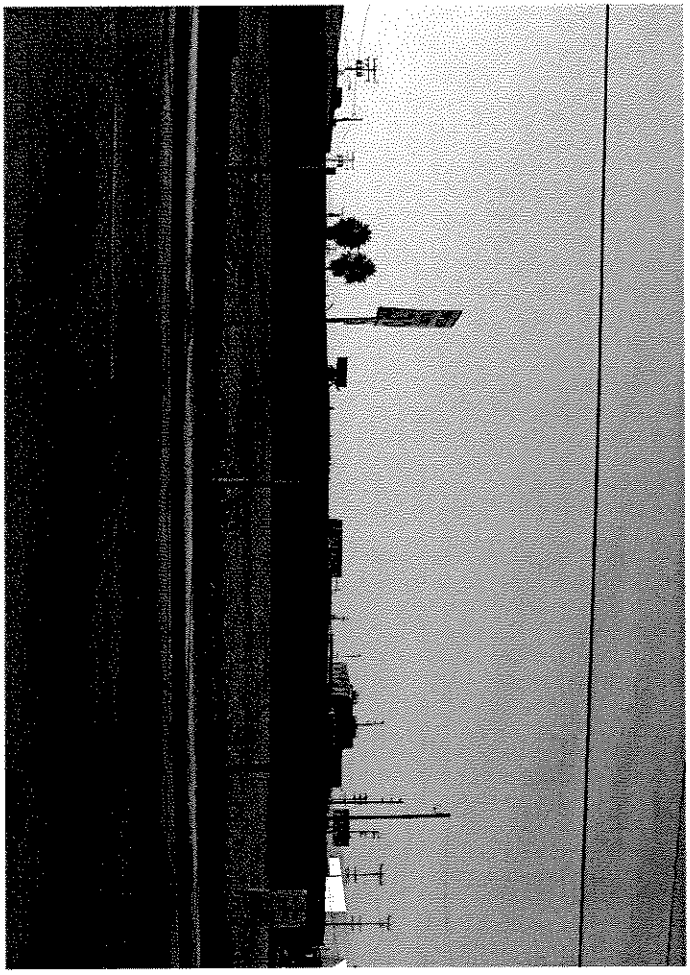


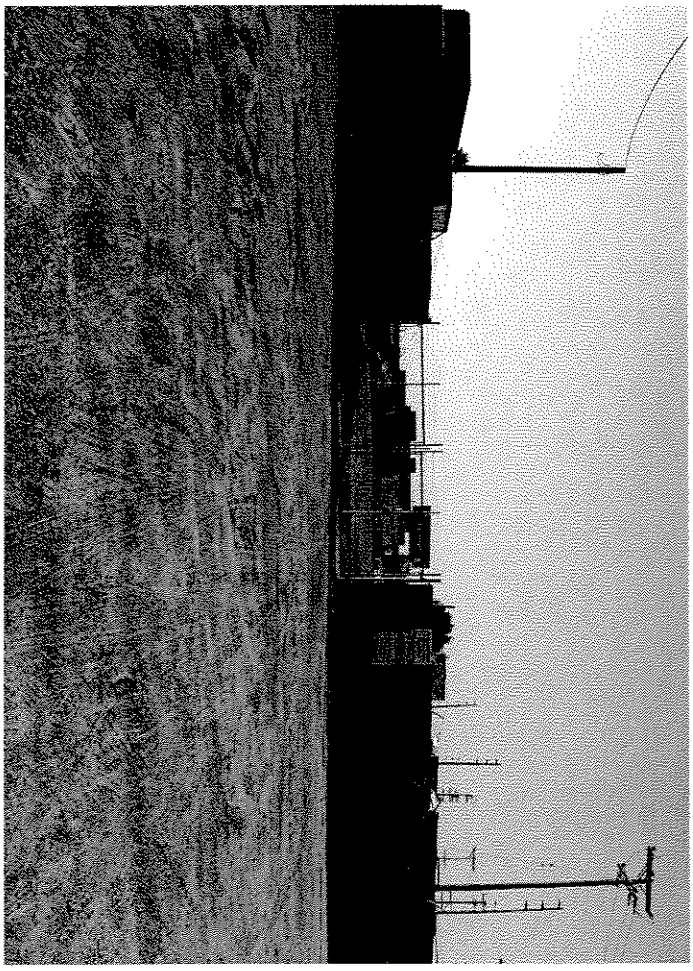
454

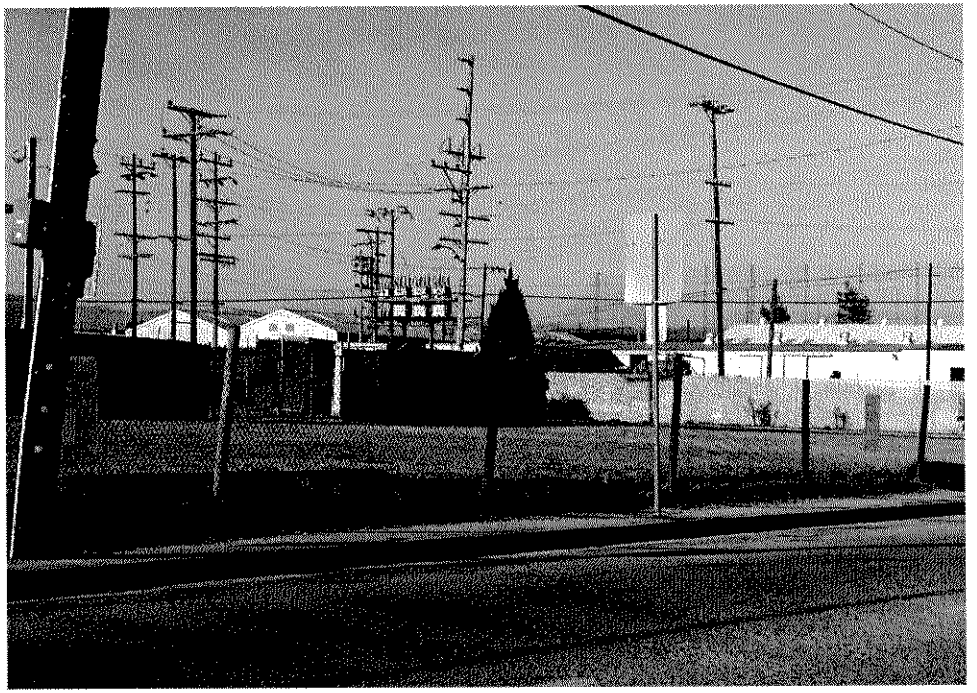
MINI
STORAGE

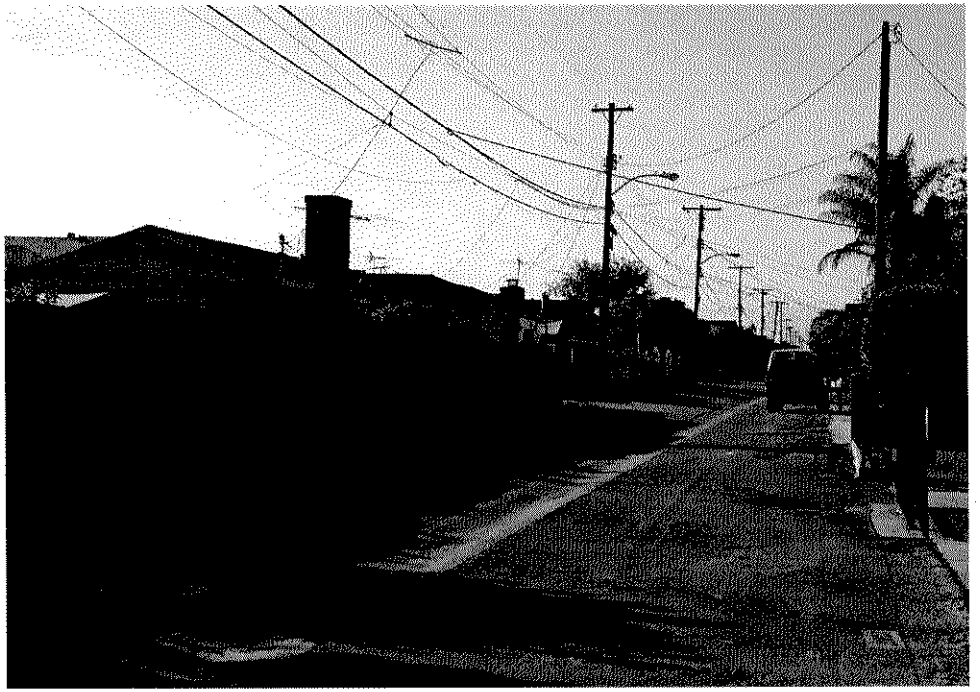
NOTICE
OF
HEARING
Case Number
FOR INFORMATION
CALL (213) 974-6433

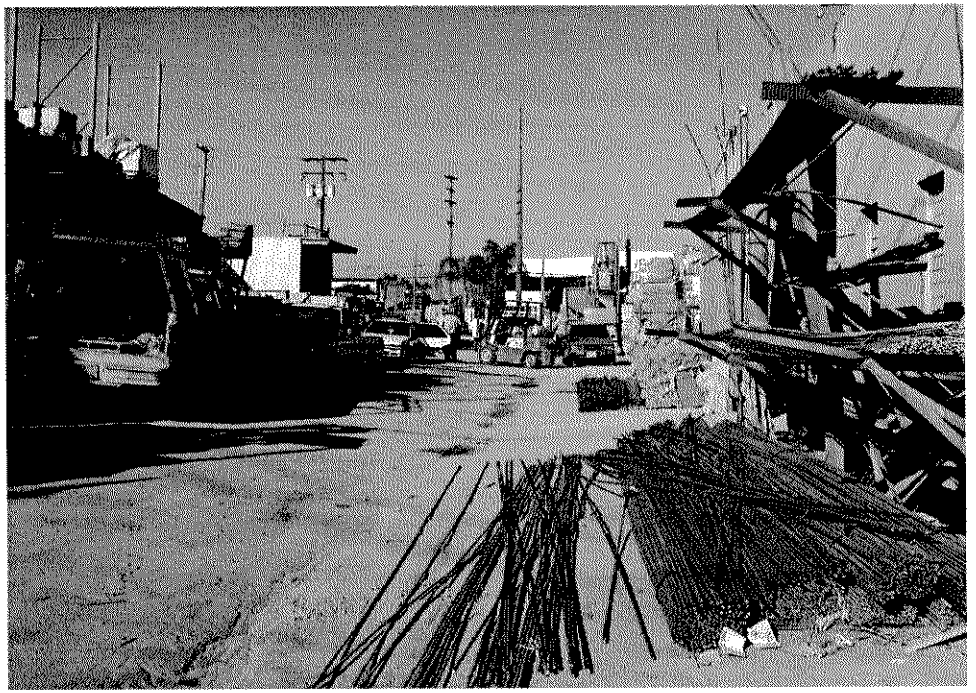
NOTICE
OF
HEARING
Case Number
FOR INFORMATION
CALL (213) 974-6433

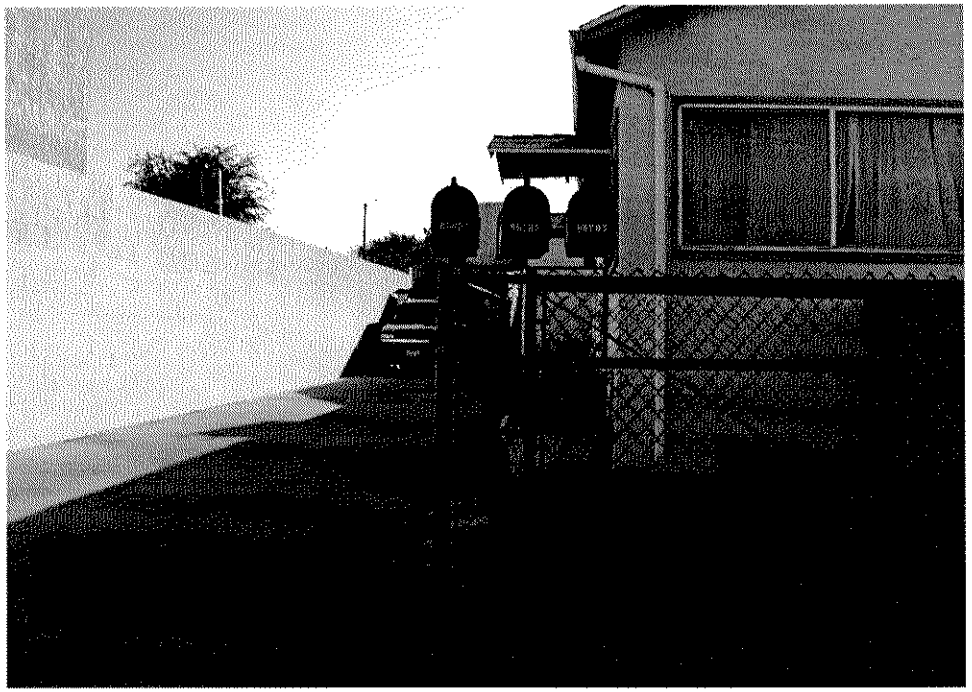












CALIFORNIA WATER SERVICE COMPANY
2632 W. 237TH STREET • TORRANCE, CA 90505-5272
(310) 257-1400 • FAX (310) 325-4605

RANCHO DOMINGUEZ DISTRICT

RECEIVED
JUL 20 2004

July 19, 2004

Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

SUBJECT: **Project No. ZC/PA/CIP 04-175 / TR061387**
Location: Southeast Corner of 228th Street and Normandie Avenue, West Carson

Attn: James E. Hartl, AICP

In response to your letter dated July 13, 2004 regarding the above mentioned project, California Water Service Co. (CWS) has water facilities in the surrounding area of this project.

I will be the CWS contact for the general contractor when one is selected fro this project.

Sincerely,

Chuck Leonard
Distribution Superintendent
California Water Service Co.
Phone (310) 257-1400 EXT 1427

RICHARD & CHERYL MARCZ

8 CHESTERFIELD ROAD • ROLLING HILLS, CA 90274 • (310) 541-5747 • FAX (310) 544-0448

RECEIVED
OCT 11 2005

October 3, 2005

Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

ATT: Ms. Susan Tae

REF: Use Permit Case No. 04-175-(2)

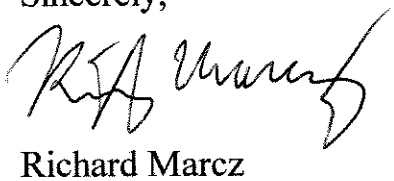
I am writing you concerning the above referenced Plan Amendment/Zone Change, Conditional Use Permit for the property located at 28000 Mariposa Avenue in the Carson Zoned District of Los Angeles County as we will be out-of –town during the public hearing for the purposed land development of this property. I own three properties on Mariposa Avenue, 22904-22906, 22926-23002, and 23022, all of which will be impacted by this project. I am basically in favor of the project; HOWEVER I do have some concerns about traffic flow and overflow parking which need to be addressed.

As the plan for this proposed project is currently designed the entrance/exit to the complex is located on the Mariposa Avenue side of the development. This means that each morning as a potential 76 to152 vehicles are leaving the complex to take residents to work and school, they will be required to travel on Mariposa Avenue to exit at either 228th Street or Sepulveda Boulevard creating long traffic lines at the stop signs at either end of the street. At the same time the employees of the businesses along Mariposa will be arriving for work creating a traffic overload problem on the street. If the location of the entrance/exit were changed to 228th Street the residents would be able to quickly disburse to major thoroughfares such as Normandy Avenue, for north/south traffic and 228th Street for east/west traffic avoiding the creation of unnecessary congestion on Mariposa Avenue, which was originally designed to be a small, side street not a major thoroughfare.

For many years long-term parking of abandon vehicles, motor homes, and big rigs has been a problem on Mariposa Avenue. With the addition of 76 new condominium units this problem would more than likely increase. Posting of "No Overnight Parking" signage (see example) and some diligent ticketing and towing by the Sheriffs Department would eliminate this potential problem.

Thanking you in advance for taking my concerns and suggestions into consideration in making the decision regarding the fate of this proposed project.

Sincerely,



Richard Marcz

TOW-AWAY
NO PARKING
10PM - 6AM
NIGHTLY

10/18/05

ATTN: Suzy Tae

RE: Development Tract # 061387
228th + Normandie Ave.

FROM: SHERRY Grant
310-533-5194 Cell - 310-245-8219

A nice housing development will be a great improvement to our Area done right.

This however is to much. Seventy six attached Townhomes.

Traffic in this area is already crowded. This would be a huge impact if 76 townhomes were allowed. In this area most homes are at least 2 Cars that = 152. 3 Cars which appears to be the case = 228. 4 Cars per household would = 304 Cars. 228th, Meyler + 223rd are already jammed with traffic. Sepulveda + Carson Street are the same. This is just to large.

A development of 45 detached townhomes would be more desireable to this neighborhood.

We already have two condominium complexes close to this parcel on 22nd St.

Other concerns will be brought up at a later date.

The proposal for 76 attached townhomes will be unattractive for that corner. Its just to large.

Thank-you
Sherry Grant

PETITION FOR CONSIDERATION BY THE DEPARTMENT OF REGIONAL PLANNING, COUNTY OF LOS ANGELES

REGARDING: VESTING TENTATIVE TRACT MAP NO. 061387 PLAN AMENDMENT/ ZONE CHANGE/ C.U.P. CASE NO. 04-175-(2)

PRESENTED ON OCTOBER 19, 2005

Whereas; The Developer has presented the County of Los Angeles (the "County") with a proposal to modify the zoning and use permit of the land generally known as 22800 Normandie Ave. to build 76 new residences with a single entrance/ exit gateway situated on the Mariposa Avenue side and;

Whereas; We, the current occupants of Mariposa Avenue rely solely upon Mariposa for our entrance/ egress from our current locations and;

Whereas; We, the current occupants of Mariposa Avenue feel that the existing traffic and parking load imposed upon Mariposa Ave. is at or near capacity as it stands now and;

Whereas; We, the current occupants of Mariposa Avenue further feel that our street is unable to support the large volume of new traffic and parking demands proposed to be imposed upon it by the Developer of this project.

Therefore; We respectfully petition the County to reconsider and ultimately DENY granting permission for the Developer to permit the single entrance/ exit gateway to be on the Mariposa Ave. side of the proposed development and;

Furthermore; We propose that the County REQUIRE that, should the Developer be permitted to build **any** form of their proposed development, that the entrance/ exit gateway be situated ONLY on Normandie Avenue which is more appropriately capable of handling the increased volume of traffic and;

Furthermore; Based upon anticipated traffic increase projections, we request that the County consider requiring the Developer to install a new traffic control signal at the entrance/ exit gateway to mitigate the expected increase of traffic flow to and from Normandie Ave. as well.

We appreciate your attention to this very important matter and hope that you will give it your full consideration should the permit be granted in any form.

Respectfully submitted this date by:

Vaoana Faatalale VAOANA FAATALALE of 22820 Mariposa Ave.

Signature Printed name Address

Additional comments by Signer:

[illegible] with D. P. R. VTTM 061387

Subject: GPA/ZC/CUP 04 175-2

Date: 10/19/05

R RUIZ / S Tae

[illegible]

PETITION FOR CONSIDERATION BY THE DEPARTMENT OF REGIONAL PLANNING, COUNTY OF LOS ANGELES

REGARDING: VESTING TENTATIVE TRACT MAP NO. 061387 PLAN AMENDMENT/ ZONE CHANGE/ C.U.P. CASE NO. 04-175-(2)

PRESENTED ON OCTOBER 19, 2005

Whereas; The Developer has presented the County of Los Angeles (the "County") with a proposal to modify the zoning and use permit of the land generally known as 22800 Normandie Ave. to build 76 new residences with a single entrance/ exit gateway situated on the Mariposa Avenue side and;

Whereas; We, the current occupants of Mariposa Avenue rely solely upon Mariposa for our entrance/ egress from our current locations and;

Whereas; We, the current occupants of Mariposa Avenue feel that the existing traffic and parking load imposed upon Mariposa Ave. is at or near capacity as it stands now and;

Whereas; We, the current occupants of Mariposa Avenue further feel that our street is unable to support the large volume of new traffic and parking demands proposed to be imposed upon it by the Developer of this project.

Therefore; We respectfully petition the County to reconsider and ultimately DENY granting permission for the Developer to permit the single entrance/ exit gateway to be on the Mariposa Ave. side of the proposed development and;

Furthermore; We propose that the County REQUIRE that, should the Developer be permitted to build **any** form of their proposed development, that the entrance/ exit gateway be situated ONLY on Normandie Avenue which is more appropriately capable of handling the increased volume of traffic and;

Furthermore; Based upon anticipated traffic increase projections, we request that the County consider requiring the Developer to install a new traffic control signal at the entrance/ exit gateway to mitigate the expected increase of traffic flow to and from Normandie Ave. as well.

We appreciate your attention to this very important matter and hope that you will give it your full consideration should the permit be granted in any form.

Respectfully submitted this date by:

Eric Johnson (Signature) ERIC JOHNSON (Printed name) of 23310 (Address) Mariposa Ave.

Additional comments by Signer:

PETITION FOR CONSIDERATION BY THE DEPARTMENT OF REGIONAL PLANNING, COUNTY OF LOS ANGELES

REGARDING: VESTING TENTATIVE TRACT MAP NO. 061387 PLAN AMENDMENT/ ZONE CHANGE/ C.U.P. CASE NO. 04-175-(2)

PRESENTED ON OCTOBER 19, 2005

Whereas; The Developer has presented the County of Los Angeles (the "County") with a proposal to modify the zoning and use permit of the land generally known as 22800 Normandie Ave. to build 76 new residences with a single entrance/ exit gateway situated on the Mariposa Avenue side and;

Whereas; We, the current occupants of Mariposa Avenue rely solely upon Mariposa for our entrance/ egress from our current locations and;

Whereas; We, the current occupants of Mariposa Avenue feel that the existing traffic and parking load imposed upon Mariposa Ave. is at or near capacity as it stands now and;

Whereas; We, the current occupants of Mariposa Avenue further feel that our street is unable to support the large volume of new traffic and parking demands proposed to be imposed upon it by the Developer of this project.

Therefore; We respectfully petition the County to reconsider and ultimately DENY granting permission for the Developer to permit the single entrance/ exit gateway to be on the Mariposa Ave. side of the proposed development and;

Furthermore; We propose that the County REQUIRE that, should the Developer be permitted to build **any** form of their proposed development, that the entrance/ exit gateway be situated ONLY on Normandie Avenue which is more appropriately capable of handling the increased volume of traffic and;

Furthermore; Based upon anticipated traffic increase projections, we request that the County consider requiring the Developer to install a new traffic control signal at the entrance/ exit gateway to mitigate the expected increase of traffic flow to and from Normandie Ave. as well.

We appreciate your attention to this very important matter and hope that you will give it your full consideration should the permit be granted in any form.

Respectfully submitted ~~this~~ date by:

Joe Panek JOE PANEK of 23136 Mariposa Ave.

Signature Printed name Address

Additional comments by Signer:

PETITION FOR CONSIDERATION BY THE DEPARTMENT OF REGIONAL PLANNING, COUNTY OF LOS ANGELES

REGARDING: VESTING TENTATIVE TRACT MAP NO. 061387 PLAN AMENDMENT/ ZONE CHANGE/ C.U.P. CASE NO. 04-175-(2)

PRESENTED ON OCTOBER 19, 2005

Whereas; The Developer has presented the County of Los Angeles (the "County") with a proposal to modify the zoning and use permit of the land generally known as 22800 Normandie Ave. to build 76 new residences with a single entrance/ exit gateway situated on the Mariposa Avenue side and;

Whereas; We, the current occupants of Mariposa Avenue rely solely upon Mariposa for our entrance/ egress from our current locations and;

Whereas; We, the current occupants of Mariposa Avenue feel that the existing traffic and parking load imposed upon Mariposa Ave. is at or near capacity as it stands now and;

Whereas; We, the current occupants of Mariposa Avenue further feel that our street is unable to support the large volume of new traffic and parking demands proposed to be imposed upon it by the Developer of this project.

Therefore; We respectfully petition the County to reconsider and ultimately DENY granting permission for the Developer to permit the single entrance/ exit gateway to be on the Mariposa Ave. side of the proposed development and;

Furthermore; We propose that the County REQUIRE that, should the Developer be permitted to build **any** form of their proposed development, that the entrance/ exit gateway be situated ONLY on Normandie Avenue which is more appropriately capable of handling the increased volume of traffic and;

Furthermore; Based upon anticipated traffic increase projections, we request that the County consider requiring the Developer to install a new traffic control signal at the entrance/ exit gateway to mitigate the expected increase of traffic flow to and from Normandie Ave. as well.

We appreciate your attention to this very important matter and hope that you will give it your full consideration should the permit be granted in any form.

Respectfully submitted this date by:

Nazario M. Gomez NAZARIO GOMEZ of 22808 AV Mariposa Ave.

Signature Printed name Address

Additional comments by Signer:

PETITION FOR CONSIDERATION BY THE DEPARTMENT OF REGIONAL PLANNING, COUNTY OF LOS ANGELES

REGARDING: VESTING TENTATIVE TRACT MAP NO. 061387 PLAN AMENDMENT/ ZONE CHANGE/ C.U.P. CASE NO. 04-175-(2)

PRESENTED ON OCTOBER 19, 2005

Whereas; The Developer has presented the County of Los Angeles (the "County") with a proposal to modify the zoning and use permit of the land generally known as 22800 Normandie Ave. to build 76 new residences with a single entrance/ exit gateway situated on the Mariposa Avenue side and;

Whereas; We, the current occupants of Mariposa Avenue rely solely upon Mariposa for our entrance/ egress from our current locations and;

Whereas; We, the current occupants of Mariposa Avenue feel that the existing traffic and parking load imposed upon Mariposa Ave. is at or near capacity as it stands now and;

Whereas; We, the current occupants of Mariposa Avenue further feel that our street is unable to support the large volume of new traffic and parking demands proposed to be imposed upon it by the Developer of this project.

Therefore; We respectfully petition the County to reconsider and ultimately DENY granting permission for the Developer to permit the single entrance/ exit gateway to be on the Mariposa Ave. side of the proposed development and;

Furthermore; We propose that the County REQUIRE that, should the Developer be permitted to build **any** form of their proposed development, that the entrance/ exit gateway be situated ONLY on Normandie Avenue which is more appropriately capable of handling the increased volume of traffic and;

Furthermore; Based upon anticipated traffic increase projections, we request that the County consider requiring the Developer to install a new traffic control signal at the entrance/ exit gateway to mitigate the expected increase of traffic flow to and from Normandie Ave. as well.

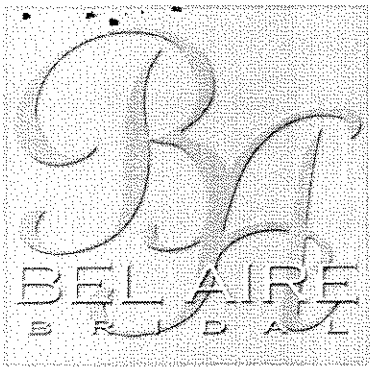
We appreciate your attention to this very important matter and hope that you will give it your full consideration should the permit be granted in any form.

Respectfully submitted this date by:

Joyce H. Smith (Signature) Joyce H. Smith (Printed name) of 23002 (Address) Mariposa Ave.

Additional comments by Signer:

(See letter attached)



October 12, 2005

To Whom It May Concern:

As a business owner of 23years at 23002 Mariposa Avenue, I urge you to reconsider the location of a housing development at the corner of 228th St. and Mariposa Avenue. This one block stretch of Mariposa Avenue carries an unusually high burden of traffic (cars and large trucks) that service the primarily industrial/commercial nature of the street. It often is extremely difficult for my employees to find parking available, much less any visitors who come to my business. Creating an entrance to a housing development from Mariposa only exacerbates this situation.

This portion of Mariposa Avenue only goes from Sepulveda Blvd. to 228th St. Anyone living in the proposed housing development 90% of the time will be heading to Normandie to continue their travel. Mariposa can't handle increased traffic so I urge you to turn down the builder's request, or at the very least, insist that the only entrance into or out of the development be from Normandie.

I am also concerned about the difference a residential housing development will make on the activities of a business-oriented street. We understand the noise and nuisance of business activities. Trucks often must park in the middle of the street to be off-loaded with fork lifts up and down this street. Power equipment isn't quiet and trash containers can't be disguised. We cannot change our business activities to accommodate homeowners who have come on the scene later and now find we "bother them" or things aren't "pretty enough".

Mariposa is a street of small business owners and entrepreneurs. We have so few places left to locate our businesses and try to flourish today. The property at 228th and Normandie would be much better served by building attractive structures that could house more small businesses with good parking. This would blend in with the existing nature of this street and would provide jobs and add to tax income.

Joyce H. Smith
President

BEL AIRE BRIDAL INC
23002 MARIPOSA AVE
TORRANCE, CA 90502
U.S.A.

310.325.8160 TEL
310.325.4413 FAX

WWW.BELAIREBRIDAL.COM
WWW.CAKEJEWELRY.COM

PETITION FOR CONSIDERATION BY THE DEPARTMENT OF REGIONAL PLANNING, COUNTY OF LOS ANGELES

REGARDING: VESTING TENTATIVE TRACT MAP NO. 061387 PLAN AMENDMENT/ ZONE CHANGE/ C.U.P. CASE NO. 04-175-(2)

PRESENTED ON OCTOBER 19, 2005

Whereas; The Developer has presented the County of Los Angeles (the "County") with a proposal to modify the zoning and use permit of the land generally known as 22800 Normandie Ave. to build 76 new residences with a single entrance/ exit gateway situated on the Mariposa Avenue side and;

Whereas; We, the current occupants of Mariposa Avenue rely solely upon Mariposa for our entrance/ egress from our current locations and;

Whereas; We, the current occupants of Mariposa Avenue feel that the existing traffic and parking load imposed upon Mariposa Ave. is at or near capacity as it stands now and;

Whereas; We, the current occupants of Mariposa Avenue further feel that our street is unable to support the large volume of new traffic and parking demands proposed to be imposed upon it by the Developer of this project.

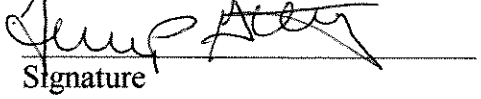
Therefore; We respectfully petition the County to reconsider and ultimately DENY granting permission for the Developer to permit the single entrance/ exit gateway to be on the Mariposa Ave. side of the proposed development and;

Furthermore; We propose that the County REQUIRE that, should the Developer be permitted to build **any** form of their proposed development, that the entrance/ exit gateway be situated ONLY on Normandie Avenue which is more appropriately capable of handling the increased volume of traffic and;

Furthermore; Based upon anticipated traffic increase projections, we request that the County consider requiring the Developer to install a new traffic control signal at the entrance/ exit gateway to mitigate the expected increase of traffic flow to and from Normandie Ave. as well.

We appreciate your attention to this very important matter and hope that you will give it your full consideration should the permit be granted in any form.

Respectfully submitted this date by:



Signature | Felipe Gutierrez (Printed name) | of 23009 (Address) Mariposa Ave.

Additional comments by Signer:

PETITION FOR CONSIDERATION BY THE DEPARTMENT OF REGIONAL PLANNING, COUNTY OF LOS ANGELES

REGARDING: VESTING TENTATIVE TRACT MAP NO. 061387 PLAN AMENDMENT/ ZONE CHANGE/ C.U.P. CASE NO. 04-175-(2)

PRESENTED ON OCTOBER 19, 2005

Whereas; The Developer has presented the County of Los Angeles (the "County") with a proposal to modify the zoning and use permit of the land generally known as 22800 Normandie Ave. to build 76 new residences with a single entrance/ exit gateway situated on the Mariposa Avenue side and;

Whereas; We, the current occupants of Mariposa Avenue rely solely upon Mariposa for our entrance/ egress from our current locations and;

Whereas; We, the current occupants of Mariposa Avenue feel that the existing traffic and parking load imposed upon Mariposa Ave. is at or near capacity as it stands now and;

Whereas; We, the current occupants of Mariposa Avenue further feel that our street is unable to support the large volume of new traffic and parking demands proposed to be imposed upon it by the Developer of this project.

Therefore; We respectfully petition the County to reconsider and ultimately DENY granting permission for the Developer to permit the single entrance/ exit gateway to be on the Mariposa Ave. side of the proposed development and;

Furthermore; We propose that the County REQUIRE that, should the Developer be permitted to build **any** form of their proposed development, that the entrance/ exit gateway be situated ONLY on Normandie Avenue which is more appropriately capable of handling the increased volume of traffic and;

Furthermore; Based upon anticipated traffic increase projections, we request that the County consider requiring the Developer to install a new traffic control signal at the entrance/ exit gateway to mitigate the expected increase of traffic flow to and from Normandie Ave. as well.

We appreciate your attention to this very important matter and hope that you will give it your full consideration should the permit be granted in any form.

Respectfully submitted this date by:

Rick Thomas — Rick Thomas — of 22926 Mariposa Ave.

Signature — Printed name — Address

Additional comments by Signer:

PETITION FOR CONSIDERATION BY THE DEPARTMENT OF REGIONAL PLANNING, COUNTY OF LOS ANGELES

REGARDING: VESTING TENTATIVE TRACT MAP NO. 061387 PLAN AMENDMENT/ ZONE CHANGE/ C.U.P. CASE NO. 04-175-(2)

PRESENTED ON OCTOBER 19, 2005

Whereas; The Developer has presented the County of Los Angeles (the "County") with a proposal to modify the zoning and use permit of the land generally known as 22800 Normandie Ave. to build 76 new residences with a single entrance/ exit gateway situated on the Mariposa Avenue side and;

Whereas; We, the current occupants of Mariposa Avenue rely solely upon Mariposa for our entrance/ egress from our current locations and;

Whereas; We, the current occupants of Mariposa Avenue feel that the existing traffic and parking load imposed upon Mariposa Ave. is at or near capacity as it stands now and;

Whereas; We, the current occupants of Mariposa Avenue further feel that our street is unable to support the large volume of new traffic and parking demands proposed to be imposed upon it by the Developer of this project.

Therefore; We respectfully petition the County to reconsider and ultimately DENY granting permission for the Developer to permit the single entrance/ exit gateway to be on the Mariposa Ave. side of the proposed development and;

Furthermore; We propose that the County REQUIRE that, should the Developer be permitted to build **any** form of their proposed development, that the entrance/ exit gateway be situated ONLY on Normandie Avenue which is more appropriately capable of handling the increased volume of traffic and;

Furthermore; Based upon anticipated traffic increase projections, we request that the County consider requiring the Developer to install a new traffic control signal at the entrance/ exit gateway to mitigate the expected increase of traffic flow to and from Normandie Ave. as well.

We appreciate your attention to this very important matter and hope that you will give it your full consideration should the permit be granted in any form.

Respectfully submitted this date by:

David Tupuola (Signature) DAVID TUPUOLA (Printed name) of 22818 (Address) Mariposa Ave.

Additional comments by Signer:

PETITION FOR CONSIDERATION BY THE DEPARTMENT OF REGIONAL PLANNING, COUNTY OF LOS ANGELES

REGARDING: VESTING TENTATIVE TRACT MAP NO. 061387 PLAN AMENDMENT/ ZONE CHANGE/ C.U.P. CASE NO. 04-175-(2)

PRESENTED ON OCTOBER 19, 2005

Whereas; The Developer has presented the County of Los Angeles (the "County") with a proposal to modify the zoning and use permit of the land generally known as 22800 Normandie Ave. to build 76 new residences with a single entrance/ exit gateway situated on the Mariposa Avenue side and;

Whereas; We, the current occupants of Mariposa Avenue rely solely upon Mariposa for our entrance/ egress from our current locations and;

Whereas; We, the current occupants of Mariposa Avenue feel that the existing traffic and parking load imposed upon Mariposa Ave. is at or near capacity as it stands now and;

Whereas; We, the current occupants of Mariposa Avenue further feel that our street is unable to support the large volume of new traffic and parking demands proposed to be imposed upon it by the Developer of this project.

Therefore; We respectfully petition the County to reconsider and ultimately DENY granting permission for the Developer to permit the single entrance/ exit gateway to be on the Mariposa Ave. side of the proposed development and;

Furthermore; We propose that the County REQUIRE that, should the Developer be permitted to build **any** form of their proposed development, that the entrance/ exit gateway be situated ONLY on Normandie Avenue which is more appropriately capable of handling the increased volume of traffic and;

Furthermore; Based upon anticipated traffic increase projections, we request that the County consider requiring the Developer to install a new traffic control signal at the entrance/ exit gateway to mitigate the expected increase of traffic flow to and from Normandie Ave. as well.

We appreciate your attention to this very important matter and hope that you will give it your full consideration should the permit be granted in any form.

Respectfully submitted this date by:

Robert Burchett (Signature) ROBERT BURCHETT (Printed name) of 22826 (Address) Mariposa Ave.

Additional comments by Signer:

PETITION FOR CONSIDERATION BY THE DEPARTMENT OF REGIONAL PLANNING, COUNTY OF LOS ANGELES

REGARDING: VESTING TENTATIVE TRACT MAP NO. 061387 PLAN AMENDMENT/ ZONE CHANGE/ C.U.P. CASE NO. 04-175-(2)

PRESENTED ON OCTOBER 19, 2005

Whereas; The Developer has presented the County of Los Angeles (the "County") with a proposal to modify the zoning and use permit of the land generally known as 22800 Normandie Ave. to build 76 new residences with a single entrance/ exit gateway situated on the Mariposa Avenue side and;

Whereas; We, the current occupants of Mariposa Avenue rely solely upon Mariposa for our entrance/ egress from our current locations and;

Whereas; We, the current occupants of Mariposa Avenue feel that the existing traffic and parking load imposed upon Mariposa Ave. is at or near capacity as it stands now and;

Whereas; We, the current occupants of Mariposa Avenue further feel that our street is unable to support the large volume of new traffic and parking demands proposed to be imposed upon it by the Developer of this project.

Therefore; We respectfully petition the County to reconsider and ultimately DENY granting permission for the Developer to permit the single entrance/ exit gateway to be on the Mariposa Ave. side of the proposed development and;

Furthermore; We propose that the County REQUIRE that, should the Developer be permitted to build **any** form of their proposed development, that the entrance/ exit gateway be situated ONLY on Normandie Avenue which is more appropriately capable of handling the increased volume of traffic and;

Furthermore; Based upon anticipated traffic increase projections, we request that the County consider requiring the Developer to install a new traffic control signal at the entrance/ exit gateway to mitigate the expected increase of traffic flow to and from Normandie Ave. as well.

We appreciate your attention to this very important matter and hope that you will give it your full consideration should the permit be granted in any form.

Respectfully submitted this date by:

[signature] PARAFON CAMPOS of 22816 Mariposa Ave.

Signature Printed name Address

Additional comments by Signer:

PETITION FOR CONSIDERATION BY THE DEPARTMENT OF REGIONAL PLANNING, COUNTY OF LOS ANGELES

REGARDING: VESTING TENTATIVE TRACT MAP NO. 061387 PLAN AMENDMENT/ ZONE CHANGE/ C.U.P. CASE NO. 04-175-(2)

PRESENTED ON OCTOBER 19, 2005

Whereas; The Developer has presented the County of Los Angeles (the "County") with a proposal to modify the zoning and use permit of the land generally known as 22800 Normandie Ave. to build 76 new residences with a single entrance/ exit gateway situated on the Mariposa Avenue side and;

Whereas; We, the current occupants of Mariposa Avenue rely solely upon Mariposa for our entrance/ egress from our current locations and;

Whereas; We, the current occupants of Mariposa Avenue feel that the existing traffic and parking load imposed upon Mariposa Ave. is at or near capacity as it stands now and;

Whereas; We, the current occupants of Mariposa Avenue further feel that our street is unable to support the large volume of new traffic and parking demands proposed to be imposed upon it by the Developer of this project.

Therefore; We respectfully petition the County to reconsider and ultimately DENY granting permission for the Developer to permit the single entrance/ exit gateway to be on the Mariposa Ave. side of the proposed development and;

Furthermore; We propose that the County REQUIRE that, should the Developer be permitted to build **any** form of their proposed development, that the entrance/ exit gateway be situated ONLY on Normandie Avenue which is more appropriately capable of handling the increased volume of traffic and;

Furthermore; Based upon anticipated traffic increase projections, we request that the County consider requiring the Developer to install a new traffic control signal at the entrance/ exit gateway to mitigate the expected increase of traffic flow to and from Normandie Ave. as well.

We appreciate your attention to this very important matter and hope that you will give it your full consideration should the permit be granted in any form.

Respectfully submitted this date by:

Signature	Clark Shapiro	of 22822 Mariposa Ave.
	Printed name	Address

Additional comments by Signer:

PETITION FOR CONSIDERATION BY THE DEPARTMENT OF REGIONAL PLANNING, COUNTY OF LOS ANGELES

REGARDING: VESTING TENTATIVE TRACT MAP NO. 061387 PLAN AMENDMENT/ ZONE CHANGE/ C.U.P. CASE NO. 04-175-(2)

PRESENTED ON OCTOBER 19, 2005

Whereas; The Developer has presented the County of Los Angeles (the "County") with a proposal to modify the zoning and use permit of the land generally known as 22800 Normandie Ave. to build 76 new residences with a single entrance/ exit gateway situated on the Mariposa Avenue side and;

Whereas; We, the current occupants of Mariposa Avenue rely solely upon Mariposa for our entrance/ egress from our current locations and;

Whereas; We, the current occupants of Mariposa Avenue feel that the existing traffic and parking load imposed upon Mariposa Ave. is at or near capacity as it stands now and;

Whereas; We, the current occupants of Mariposa Avenue further feel that our street is unable to support the large volume of new traffic and parking demands proposed to be imposed upon it by the Developer of this project.

Therefore; We respectfully petition the County to reconsider and ultimately DENY granting permission for the Developer to permit the single entrance/ exit gateway to be on the Mariposa Ave. side of the proposed development and;

Furthermore; We propose that the County REQUIRE that, should the Developer be permitted to build **any** form of their proposed development, that the entrance/ exit gateway be situated ONLY on Normandie Avenue which is more appropriately capable of handling the increased volume of traffic and;

Furthermore; Based upon anticipated traffic increase projections, we request that the County consider requiring the Developer to install a new traffic control signal at the entrance/ exit gateway to mitigate the expected increase of traffic flow to and from Normandie Ave. as well.

We appreciate your attention to this very important matter and hope that you will give it your full consideration should the permit be granted in any form.

Respectfully submitted this date by:

Dale J Kulczyk | Dale Kulczyk | of 22904 Mariposa Ave.

Signature | Printed name | Address

Additional comments by Signer:

PETITION FOR CONSIDERATION BY THE DEPARTMENT OF REGIONAL PLANNING, COUNTY OF LOS ANGELES

REGARDING: VESTING TENTATIVE TRACT MAP NO. 061387 PLAN AMENDMENT/ ZONE CHANGE/ C.U.P. CASE NO. 04-175-(2)

PRESENTED ON OCTOBER 19, 2005

Whereas; The Developer has presented the County of Los Angeles (the "County") with a proposal to modify the zoning and use permit of the land generally known as 22800 Normandie Ave. to build 76 new residences with a single entrance/ exit gateway situated on the Mariposa Avenue side and;

Whereas; We, the current occupants of Mariposa Avenue rely solely upon Mariposa for our entrance/ egress from our current locations and;

Whereas; We, the current occupants of Mariposa Avenue feel that the existing traffic and parking load imposed upon Mariposa Ave. is at or near capacity as it stands now and;

Whereas; We, the current occupants of Mariposa Avenue further feel that our street is unable to support the large volume of new traffic and parking demands proposed to be imposed upon it by the Developer of this project.

Therefore; We respectfully petition the County to reconsider and ultimately DENY granting permission for the Developer to permit the single entrance/ exit gateway to be on the Mariposa Ave. side of the proposed development and;

Furthermore; We propose that the County REQUIRE that, should the Developer be permitted to build **any** form of their proposed development, that the entrance/ exit gateway be situated ONLY on Normandie Avenue which is more appropriately capable of handling the increased volume of traffic and;

Furthermore; Based upon anticipated traffic increase projections, we request that the County consider requiring the Developer to install a new traffic control signal at the entrance/ exit gateway to mitigate the expected increase of traffic flow to and from Normandie Ave. as well.

We appreciate your attention to this very important matter and hope that you will give it your full consideration should the permit be granted in any form.

Respectfully submitted this date by:

A Korkin ALEKSANDRA KORKIN of 23130 Mariposa Ave.

Signature | Printed name | Address

Additional comments by Signer:

PETITION FOR CONSIDERATION BY THE DEPARTMENT OF REGIONAL PLANNING, COUNTY OF LOS ANGELES

REGARDING: VESTING TENTATIVE TRACT MAP NO. 061387 PLAN AMENDMENT/ ZONE CHANGE/ C.U.P. CASE NO. 04-175-(2)

PRESENTED ON OCTOBER 19, 2005

Whereas; The Developer has presented the County of Los Angeles (the "County") with a proposal to modify the zoning and use permit of the land generally known as 22800 Normandie Ave. to build 76 new residences with a single entrance/ exit gateway situated on the Mariposa Avenue side and;

Whereas; We, the current occupants of Mariposa Avenue rely solely upon Mariposa for our entrance/ egress from our current locations and;

Whereas; We, the current occupants of Mariposa Avenue feel that the existing traffic and parking load imposed upon Mariposa Ave. is at or near capacity as it stands now and;

Whereas; We, the current occupants of Mariposa Avenue further feel that our street is unable to support the large volume of new traffic and parking demands proposed to be imposed upon it by the Developer of this project.

Therefore; We respectfully petition the County to reconsider and ultimately DENY granting permission for the Developer to permit the single entrance/ exit gateway to be on the Mariposa Ave. side of the proposed development and;

Furthermore; We propose that the County REQUIRE that, should the Developer be permitted to build **any** form of their proposed development, that the entrance/ exit gateway be situated ONLY on Normandie Avenue which is more appropriately capable of handling the increased volume of traffic and;

Furthermore; Based upon anticipated traffic increase projections, we request that the County consider requiring the Developer to install a new traffic control signal at the entrance/ exit gateway to mitigate the expected increase of traffic flow to and from Normandie Ave. as well.

We appreciate your attention to this very important matter and hope that you will give it your full consideration should the permit be granted in any form.

Respectfully submitted this date by:

Art Nagy (Signature) ART NAGY (Printed name) of 23130 (Address) Mariposa Ave.

Additional comments by Signer:

People regularly park and sleep overnight on Mariposa Ave. The street is parked full daily at 6:15 A.M. Additional housing would further exacerbate these problems. "No overnight parking" should be a condition of this new demand on the neighborhood.

PETITION FOR CONSIDERATION BY THE DEPARTMENT OF REGIONAL PLANNING, COUNTY OF LOS ANGELES

REGARDING: VESTING TENTATIVE TRACT MAP NO. 061387 PLAN AMENDMENT/ ZONE CHANGE/ C.U.P. CASE NO. 04-175-(2)

PRESENTED ON OCTOBER 19, 2005

Whereas; The Developer has presented the County of Los Angeles (the "County") with a proposal to modify the zoning and use permit of the land generally known as 22800 Normandie Ave. to build 76 new residences with a single entrance/ exit gateway situated on the Mariposa Avenue side and;

Whereas; We, the current occupants of Mariposa Avenue rely solely upon Mariposa for our entrance/ egress from our current locations and;

Whereas; We, the current occupants of Mariposa Avenue feel that the existing traffic and parking load imposed upon Mariposa Ave. is at or near capacity as it stands now and;

Whereas; We, the current occupants of Mariposa Avenue further feel that our street is unable to support the large volume of new traffic and parking demands proposed to be imposed upon it by the Developer of this project.

Therefore; We respectfully petition the County to reconsider and ultimately DENY granting permission for the Developer to permit the single entrance/ exit gateway to be on the Mariposa Ave. side of the proposed development and;

Furthermore; We propose that the County REQUIRE that, should the Developer be permitted to build **any** form of their proposed development, that the entrance/ exit gateway be situated ONLY on Normandie Avenue which is more appropriately capable of handling the increased volume of traffic and;

Furthermore; Based upon anticipated traffic increase projections, we request that the County consider requiring the Developer to install a new traffic control signal at the entrance/ exit gateway to mitigate the expected increase of traffic flow to and from Normandie Ave. as well.

We appreciate your attention to this very important matter and hope that you will give it your full consideration should the permit be granted in any form.

Respectfully submitted this date by:

Signature	Printed name		Address
[signature]	Gregory T Arnold	of 23130	Mariposa Ave.

Additional comments by Signer:

PETITION FOR CONSIDERATION BY THE DEPARTMENT OF REGIONAL PLANNING, COUNTY OF LOS ANGELES

REGARDING: VESTING TENTATIVE TRACT MAP NO. 061387 PLAN AMENDMENT/ ZONE CHANGE/ C.U.P. CASE NO. 04-175-(2)

PRESENTED ON OCTOBER 19, 2005

Whereas; The Developer has presented the County of Los Angeles (the "County") with a proposal to modify the zoning and use permit of the land generally known as 22800 Normandie Ave. to build 76 new residences with a single entrance/ exit gateway situated on the Mariposa Avenue side and;

Whereas; We, the current occupants of Mariposa Avenue rely solely upon Mariposa for our entrance/ egress from our current locations and;

Whereas; We, the current occupants of Mariposa Avenue feel that the existing traffic and parking load imposed upon Mariposa Ave. is at or near capacity as it stands now and;

Whereas; We, the current occupants of Mariposa Avenue further feel that our street is unable to support the large volume of new traffic and parking demands proposed to be imposed upon it by the Developer of this project.

Therefore; We respectfully petition the County to reconsider and ultimately DENY granting permission for the Developer to permit the single entrance/ exit gateway to be on the Mariposa Ave. side of the proposed development and;

Furthermore; We propose that the County REQUIRE that, should the Developer be permitted to build any form of their proposed development, that the entrance/ exit gateway be situated ONLY on Normandie Avenue which is more appropriately capable of handling the increased volume of traffic and;

Furthermore; Based upon anticipated traffic increase projections, we request that the County consider requiring the Developer to install a new traffic control signal at the entrance/ exit gateway to mitigate the expected increase of traffic flow to and from Normandie Ave. as well.

We appreciate your attention to this very important matter and hope that you will give it your full consideration should the permit be granted in any form.

Respectfully submitted this date by:

Teris Vasile Teris 23130 Mariposa Ave.

Signature Printed name Address

Additional comments by Signer:

DATE & TIME TAKEN: 10/7/05

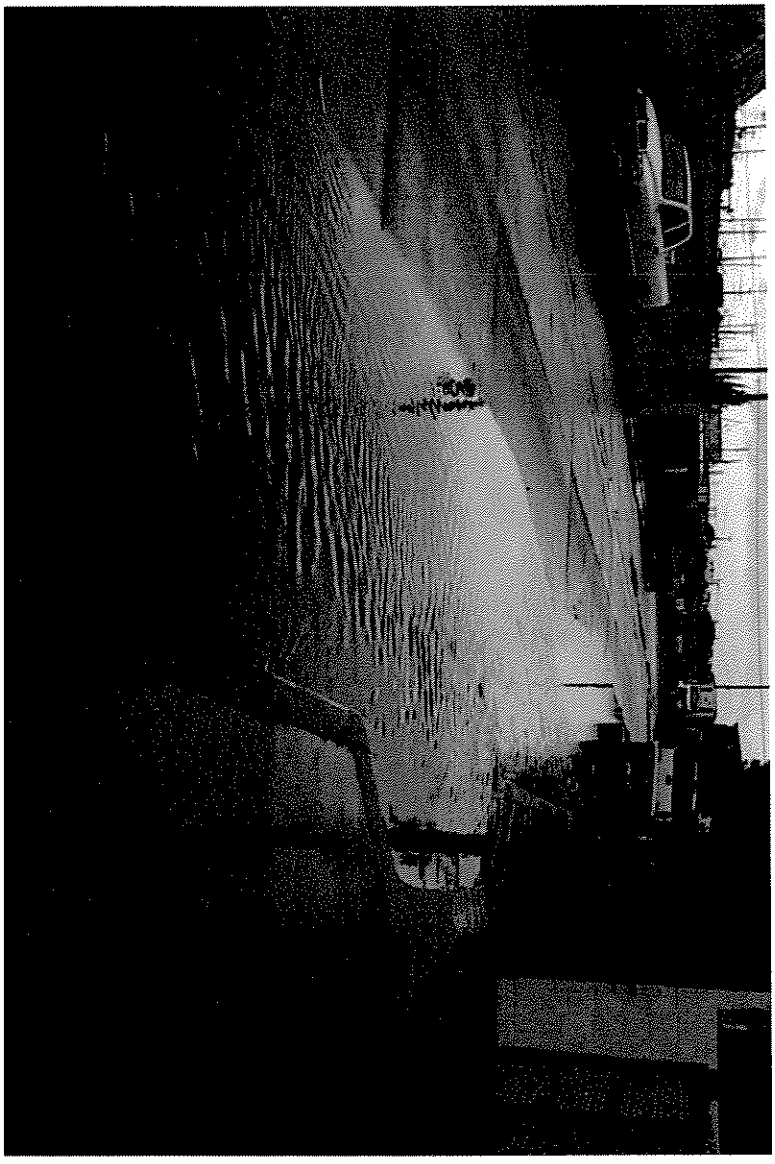
12:39 PM

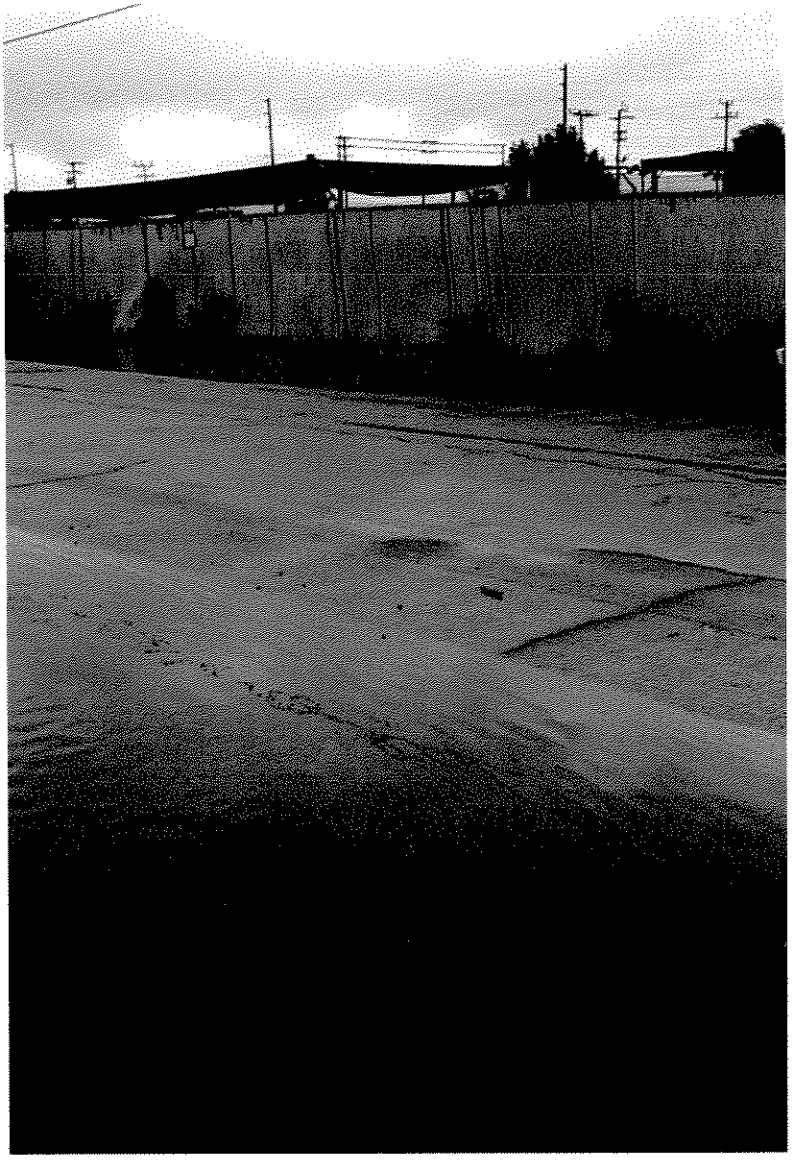
FRIDAY

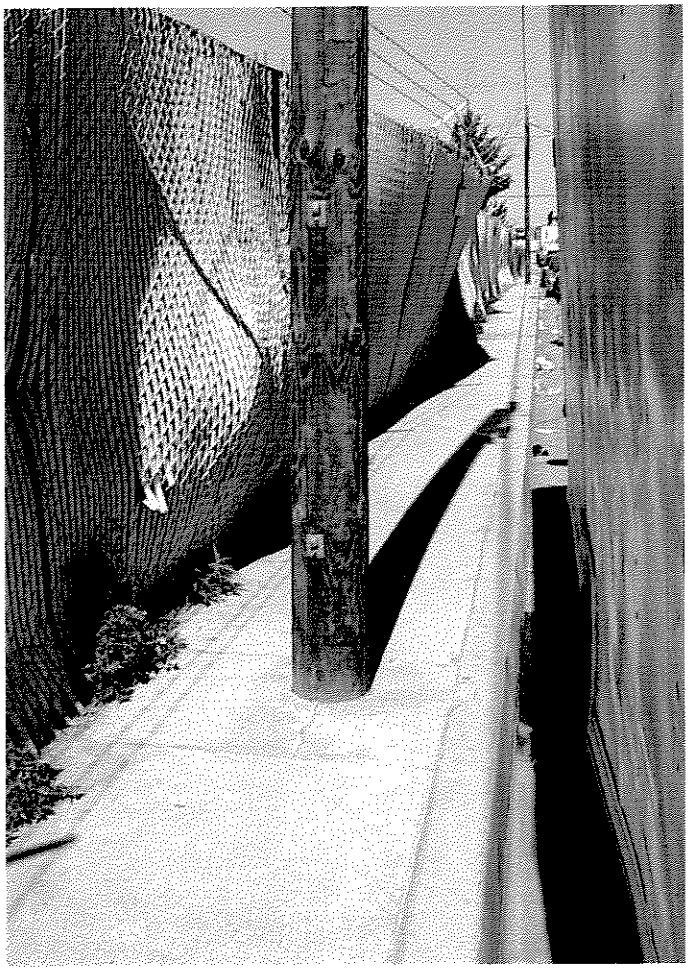
RECEIVED
SEP 19 2005
REGIONAL PLANNING COMMISSION

TYPICAL DAILY PARKING UTILIZATION DIRECTLY IN FRONT OF THE SUBJECT PROPERTY

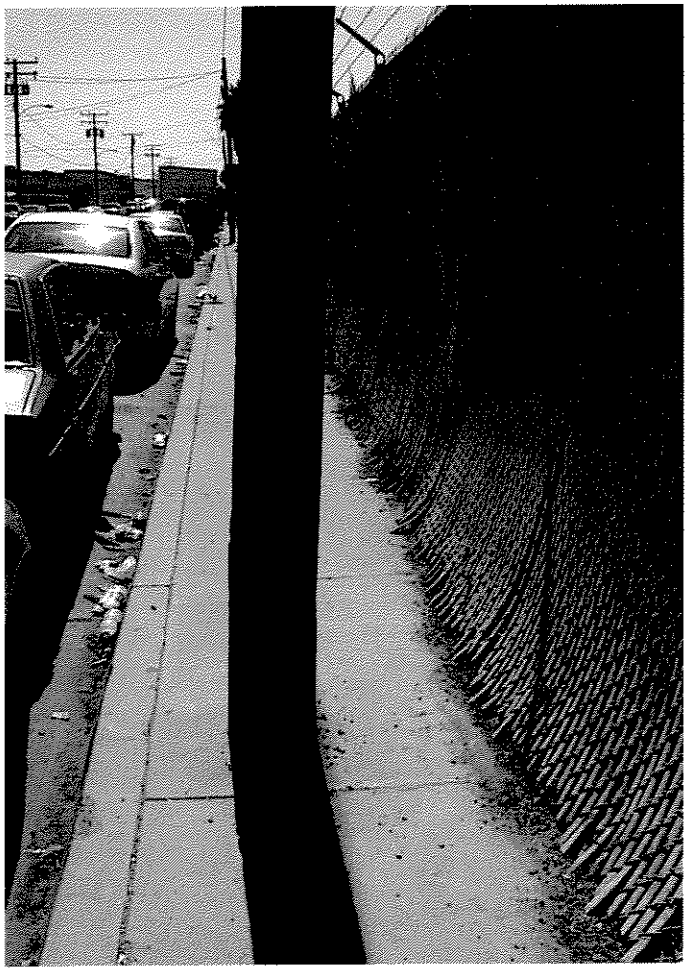
<VIEWED SOUTHWARD FROM 228TH STREET END OF MARIPOSA>







NOTE THE LACK OF PROPER CASE NUMBER AND DATE INFO ON THE "MARIPOSA SIDE" MANDATORY POSTING.



NOTE THE SIDEWALK IS COMPLETELY UNABLE TO ACCOMMODATE ANY PEDESTRIAN TRAFFIC ON EITHER SIDE OF MARIPOSA

10/7/05 FRIDAY 12:40 PM

Tae, Susan

From: Janna Masi [jmasi@lacofd.org]
Sent: Wednesday, November 16, 2005 10:22 AM
To: Tae, Susan
Subject: 61387 RPC REQUEST

GOOD MORNING SUSIE,
I HAD A MEETING WITH JIM MARQUEZ ABOUT A POSSIBLE REDESIGN PER THE REQUEST OF RPC. UPON REVIEW, IT HAS BEEN DETERMINED THAT THE NEW PROPOSAL, ALTHOUGH NOT A SIGNIFICANT IMPACT PLACES THE TWO POINTS OF FIRE DEPARTMENT ACCESS IN CLOSE PROXIMITY OF ONE ANOTHER. THE ORIGINAL DESIGN BETTER SERVES THE PROJECT FOR EMERGENCY ACCESS PURPOSES.
SUSIE IF YOU NEED ADDDITIONAL CLARIFICATION OR ANOTHER FORMAT FOR RPC, LET ME KNOW.

JANNA

Tae, Susan

From: Chon, James [JCHON@ladpw.org]
Sent: Tuesday, November 22, 2005 4:08 PM
To: Tae, Susan
Cc: Richards, Sam; Pachano, Fabrizio; Rodriguez, Max; jimmarquez0027@aol.com
Subject: RE: TR 061387 DRIVEWAY ISSUES

Suzi,

This is James Chon with Public Works. We have met with the applicant for the subject Tract and reviewed their site plan and proposed driveway location and have the following comments:

Access to this project from Normandie Avenue is not advisable since driveways are not recommended on secondary highways due to safety and operation issues. Access from the Mariposa Avenue is recommended.

We also recommend keeping the driveway as shown on the site plan and not move it closer to the intersection of Mariposa Av and 228th St. Placing the driveway further north on Mariposa Avenue will decrease the storage space for turn movements at the intersection of Mariposa and 228th St and increase turn movement conflicts with existing driveways. Finally, the proposed driveway location allows for better on street parking conditions.

Based on these comments, we recommend that the driveway location shown on the site plan submitted by the applicant be approved.

If you have any questions, please contact my staff Sam Richards at 626.300.4842. Thank you.

Grumpy Old Men, Inc.
1218 El Prado Avenue, Suite 128
Torrance, CA 90501
310 618-3743, Phone 310 618-3745, Fax

Fax Transmittal
213 626-0434

November 28, 2005

TO: Wayne Rew, Chair
Pat Modugno, Vice Chair
Esther L. Valadez, Commissioner
Leslie G. Bellamy, Commissioner
Harold V. Helsely, Commissioner

FROM: Developers Representatives

SUBJECT: GENERAL PLAN AMENDMENT CASE NO. 04-175-(2)
ZONE CHANGE CASE NO. 04-175-(2)
VESTING TENTATIVE TRACT MAP NO. 061387-(2)
CONDITIONAL USE PERMIT CASE NO. 04-175-(2)
****APPLICANT SUMMARY OF ACTIVITIES SINCE 10-19-05 MEETING OF THE REGIONAL PLANNING COMMISSION**

BACKGROUND

Pursuant to the request of the Regional Planning Commission at their meeting of October 19, 2005, this is a summary of the volunteered conditions of approval of the applicants. The conditions are the result of input received from meetings held with concerned neighbors, DRP staff Ms. Susie Tae and County Public Works Engineers from their collaboration on the best location for the main driveway into the proposed development referred to as TTM 061387.

Comments and concerns expressed at the October 19, 2005 pertained to shifting the main driveway to Normandie Avenue. The meeting were held with the County Department of Public Works, to ascertain if shifting the main driveway is a beneficial alternative. The County Public Works Department concluded that the safest location would be the original location. The original location is across from the fewest driveways and the greater distance from 228th Street provides the easiest maneuvering in and out of the property and provides a safe location for fire access during emergency.

Additionally, the applicants found that the neighborhood could benefit from further improvements beyond those recommended by County Staff.

Recommended Conditions:

1. That the driveway shown on the proposed plan be allowed to remain in the original location.

This condition provided the optimal level of safety for traffic and for fire access into and out of the property.

2. That the unimproved parkway along the north side of 228th Street will be improved with curb, gutter, sidewalk and driveway It also provides that the existing fence on Mr. Schimmicks frontage will be relocated on his land.

The applicants met with, Mr. Bob Schimmick, the property owner of the land on the north side of 228th Street. He has agreed to dedicate the unimproved land to the County and allow the applicants to install public street improvement per County Road requirements. This condition eliminates an unimproved street condition for a distance of approximately 200 feet. It widens the street for motorists traveling west on 228th Street providing the opportunity for two drive lanes in the west direction thus easing their travel onto Normandie Avenue.

3. That no parking signs shall be posted along the south side of 228th Street with "No parking during PM hours" from 3:30 PM to 6:30 PM .

This conditions provides the opportunity for persons traveling home from work to travel east onto 228th Street without conflict with parked vehicles as 228th allows on street parking without restriction.

4. That the site plan incorporate pedestrian access gates along all three frontages.

This condition allows visitors the opportunity to make available curbside parking surrounding the site. Concerned residents had advised the commission that the lack of such access gates would cause the bulk of the visitors to park on Mariposa Avenue.

5. That a covenant be recorded with the land that advises future residents that the subject property is surrounding by industrial land uses and subject to the effects associated with such uses. The specific language is subject to the Director of the Los Angeles County Department of Regional Planning

This condition is stipulated in response to the concerns of the neighbors that they want their rights of ownership and industrial use of land to be respected by the new owners. In effect this condition eliminates "Not In MY Back Yard" attitudes from surfacing after they purchase their home.

Recommendation:

Based on the above conditions being incorporated into the conditions of approval as recommended by staff in their October 19, 2005 staff report, it is recommended that the Planning Commission adopt a resolution approving Vesting Tentative Tract Map No. 061387-(2) and Conditional Use Permit Case No. 04-175-(2) and recommending that the County Board of Supervisors approve General Plan Amendment Case No. 04-175-(2), Zone Change Case No. 04-175-(2).

Should you have any questions the undersigned and the applicants will be in attendance at the hearing on November 30, 2005.

Respectfully Submitted,

Jim Marquez, Principal

C: Rob Katherman
Steve Demming
Greg Stewart
Robert Quinn, P.E.
Dirk Thelen, Withee Malcolm Architects

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

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

January 26, 2006

IN REPLY PLEASE
REFER TO FILE: LD-2

TO: Susan Tae, AICP
Principal Regional Planning Assistant
Department of Regional Planning

Attention Susan Tae

FROM: Fabrizio Pachano FP
Subdivision Mapping Section
Land Development Division

VESTING TENTATIVE TRACT NO. 061387
PLAN AMENDMENT CASE NO. 04-175-(2)
ZONE CHANGE CASE NO. 04-175-(2)
CONDITIONAL USE PERMIT CASE NO. 04-175-(2)

At the Regional Planning Commission meeting on November 30, 2005, the applicant voluntarily offered to widen and improve the north side of 228th Street to help improve traffic flow contingent upon obtaining the necessary right-of-way from the property owners. Unfortunately, the applicant has been unsuccessful in obtaining the necessary right-of-way to implement all of these improvements.

To evaluate how to improve traffic flow using the available road pavement within the existing right-of-way on 228th Street, Traffic and Lighting Division recently met with the applicant. During this meeting and based on the current field conditions, Traffic and Lighting Division determined that no effective changes in the pavement delineation can be achieved without an extensive road widening on the north side and outside of the area fronting the subject project location along 228th Street. Consequently, the applicant can proceed with the curb and gutter reconstruction and parkway improvements on the north side of 228th Street within the existing public right-of-way as promised.

The 'KEEP CLEAR' sign and pavement markings that were requested at the intersection of Sepulveda Boulevard and Mariposa Avenue and the traffic signal timing problem at the intersection of Normandie Avenue and Sepulveda Boulevard will be investigated by our Traffic and Lighting Division outside of this project's time table. The drainage and street sweeping issues on Mariposa Avenue will be investigated by our Road Maintenance Division.

Public Works staff will be available at the next Regional Planning Commission meeting to respond to any questions from the Commissioners.

FGP:ca
P:\ldpub\SUBMAP\FP\TR061387