Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

August 15, 2007

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:

ZONE CHANGE CASE NO. 2006-00002-(2)
CONDITIONAL USE PERMIT CASE NO. 2006-00018-(2)
VESTING TENTATIVE TRACT MAP NO. 065157
PETITIONER: RICHARD WELTER / DON WILSON BUILDERS
22700 MEYLER AVENUE
TORRANCE, CA 90502
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 Zone Change Case No. 2006-00002-(2), Conditional Use Permit Case No. 2006-00018-(2) and Vesting Tentative Tract Map No. 065157, 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 with mitigation will have a significant effect on the environment, find that the project has an 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 Zone Change Case No. 2006-00002-(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. 2006-00018-(2) and Vesting Tentative Tract Map No. 065157.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

- Update the zoning on the subject property to allow the property owner to develop the property with a residential subdivision project that is compatible with the existing surrounding uses and consistent with the Los Angeles County General Plan.

- Approve conditions to ensure development of the subject property will be consistent with the goals and policies of the Los Angeles County General Plan.

Implementation of Strategic Plan Goals

The zone change, conditional use permit and vesting tentative tract map promote the County's vision for improving the quality of life in Los Angeles County. The project allows for the provision of one multi-family residential lot with 60 detached condominium units in a transitional area between unimproved property and single-family residences. The project also proposes a tot lot as well as individual private areas for each unit.

The proposed 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.

FISCAL IMPACT/FINANCING

Adoption of the proposed 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.

Honorable Board of Supervisors
Zone Change Case No. 2006-00002-(2)
Conditional Use Permit Case No. 2006-00018-(2)
Vesting Tentative Tract Map No. 065157

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On February 28, 2007, the Regional Planning Commission ("Commission") conducted concurrent public hearings on Zone Change Case No. 2006-00002-(2), Conditional Use Permit Case Nos. 2006-00018-(2) and Vesting Tentative Tract Map No. 065157. The requests before the Commission were: 1) zone change from A-1 (Light Agricultural-5,000 Square Feet Minimum Required Lot Area) to R-2-DP (Two Family Residential-5,000 Square Feet Minimum Required Lot Area-Development Program); 2) a conditional use permit to ensure compliance with requirements of Development Zone; and 3) a vesting tentative tract map to create one multi-family residential lot with 60 new detached condominium units. The Commission voted 4-0 (Helsley absent) at its February 28, 2007 meeting to close the public hearing; and stated their intent to approve the tentative map and directed the applicant to work with staff on the design of a tot lot or private park within the two existing cul-de-sacs. The Commission voted 5-0 at its June 27, 2007 meeting to recommend approval of the requested zone change, and to approve the conditional use permit and vesting tentative tract map, which included a depiction of an emergency access gate with turf block on the existing cul-de-sac for 226th Street and a tot lot on the existing cul-de-sac on 227th Street.

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 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 traffic and environmental hazard. 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 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 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
Bruce W. McClendon, FAICP, Director of Planning

Frank Meneses, Administrator
Current Planning Division

FM:ST:rec

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

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

A RESOLUTION OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES RELATING TO ZONE CHANGE CASE NO. 2006-00002-(2)

WHEREAS, the Regional Planning Commission of the County of Los Angeles conducted a public hearing regarding Zone Change Case No. 2006-00002-(2), Vesting Tentative Tract Map No. 065157 and Conditional Use Permit Case No. 2006-00018-(2) on February 28, 2007; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The subject site is located at 22700 Meyler Avenue in the Carson Zoned District.

2. The rectangularly-shaped property is 5.22 gross acres (4.38 net acres) in size with level topography.

3. Access to the proposed development is provided by Meyler Avenue, a 50-foot wide dedicated street and 228th Street, a 60-foot wide dedicated street.

4. Zone Change Case No. 2006-00002-(2) is a related request to authorize change of zone from A-1 (Light Agricultural-5,000 Square Feet Minimum Required Lot Area) to R-2-DP (Two Family Residential-5,000 Square Feet Minimum Required Lot Area -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. 2006-00002-(2) was heard concurrently with Vesting Tentative Tract Map No. 065157, and Conditional Use Permit Case No. 2006-00018-(2) at the February 28, 2007 public hearing.

6. Vesting Tentative Tract Map No. 065157 is a related request to create one multi-family residential lot with 60 new detached condominium units on 5.22 gross acres.

7. Conditional Use Permit Case No. 2006-00018-(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 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."

8. 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 adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

9. The applicant's site plan, labeled as "Exhibit A," depicts a 5.22-acre rectangularly-shaped property developed with 60 detached condominium units within an enclosed development. The residential units are arranged along the four main internal private driveways. Two points of entry and exit are proposed on Meyler Avenue and 228th Street. Sixteen (16) guest parking spaces provided along the two private driveways fronting on Meyler Avenue. Four spaces will be located on each side of the driveways for a total of eight spaces at both entrances. For the Los Angeles County Fire Department ("Fire Department"), two hammer head turnarounds are also proposed. No guest parking spaces or hammer head turnarounds are proposed for the two private driveways fronting on 228th Street. Of the 60 detached condominiums units, individual units range in size from 1,617 to 1,966 square feet and offered as two-story homes. The units reach a maximum height of 25 feet three inches. Each unit has two covered parking spaces. Combined with the 16 guest parking spaces, the project provides a total of 136 parking spaces. Approximately 1.61 acres (36 percent of the subject property) of open area is provided within the development as well as individual private areas and landscaped common courtyard areas. Grading consists of 3,000 cubic yards of cut and fill to be balanced onsite. A maximum six-foot wall is proposed along the perimeter of the property to buffer from adjacent residential homes.

10. The property is depicted in the Low Density Residential ("1") land use category of the Los Angeles Countywide General Plan ("General Plan"). The proposed 60 dwelling units approximately 11.47 dwelling units per acre, exceed the density allowed under the Low Density Residential category. However, the General Plan supports concentrated urban development. Specifically, "infill" residential development at "slightly higher" densities may be permitted (i.e., infill parcels designated for a Low Density Residential density may be developed at the Low-Medium Residential density of six to 12 dwelling units per acre).

11. To qualify for the higher density, a project must comply with the following criteria:

    a. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;

       The proposed project will not disrupt the character of the established neighborhood which consists mainly of single family homes with multi-family buildings located on Meyler and 228th Streets within a

500 foot radius. The project proposes one multi-family lot with 60 detached condominiums which is similar in density and development to the surrounding neighborhood.

b. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;

While the proposed project does not meet the criteria for sufficient lot size to accommodate density, it does meet the criteria for landscaping and guest parking. Each unit will have a private yard with a minimum of 250 square feet and will provide 16 guest parking spaces, one more than what is required.

c. The proposed project will not overburden existing public services and facilities;

The proposed project will not overburden existing public services or facilities as it has been reviewed by Los Angeles County Departments of Public Works ("Public Works"), Fire Department, Parks and Recreation, Health Services and Regional Planning ("Regional Planning") and they have all cleared the project for public hearing.

d. The proposed use will not disrupt or adversely impact local traffic and parking conditions; and

The proposed project has been reviewed by the Traffic and Lighting Division of Public Works and it has been determined it will not disrupt or adversely affect local traffic. This project will provide a two-car garage with each unit as well as 16 guest parking spaces and will not disrupt the parking conditions in the surrounding neighborhood.

e. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.

12. The project site is currently zoned A-1, which was established by Ordinance No. 6529 and became effective on October 6, 1954. The project proposes a zone change to R-2-DP.

13. Surrounding zoning includes A-1 to the north and west and R-1 (Single-Family Residence- 5,000 Square Feet Minimum Required Lot Area) to the east and south.

14. The subject property consists of two lots currently used as a nursery. Surrounding uses include single-family residences, multi-family residences and vacant properties to the north with single-family residences to east, west and south

15. The project is consistent with the proposed R-2-DP zoning classification. Detached units are permitted in the R-2 zone pursuant to Section 22.20.170 of the Los Angeles County Code ("County Code"). The proposed density of 60 dwelling units is consistent with the maximum 90 dwelling units that can be accommodated by the R-2 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. One comment letter was received in opposition to the project, with concerns related to existing congestion on Meyler Avenue and 228th Street and both streets unable to accommodate additional traffic from the project. Staff also received one telephone call from an adjoining property owner regarding loss of privacy due to the proposed two-story residences extending above the proposed six-foot high wall.

17. During the February 28, 2007 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.

18. Staff provided comments that the multi-family lot with 60 new detached condominium units was consistent under R-2-DP zoning. Staff also indicated that the CUP would allow a modification of the yard requirements to permit over-height walls of a maximum six feet tall within the front yard (western property boundary).

19. During the public hearing, the applicant's representative stated that they tried to create a condominium project that would be similar in character to the surrounding single-family homes. The applicant's representative also stated that each unit would have private front and rear yards.

20. The opposition testified that the proposed development would increase traffic congestion within the surrounding local streets. The opposition also stated that they had concerns related to increase of off-site street parking due to multiple families residing in the condominium units.

21. During the public hearing, the Commission asked if the two existing cul-de-sacs could be used as tot lots, private parks or additional guest parking. The Commission also inquired if proposed units could be attached creating more open space. The applicant's representative stated that a private park was not necessary since 10 public parks existed within a 1½-mile radius of the project site.

The applicant's representative indicated that he had met with homeowners within a 300-foot wide radius and they preferred this type of development on the subject property.

22. On February 28, 2007 after taking all testimony, the Commission closed the public hearing and indicated their intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 065157 with modifications as discussed and Conditional Use Permit Case No. 2006-00018-(2), with final review of the redesign by the Los Angeles County Subdivision Committee and instruct staff to prepare the final documents for approval.

23. A revision with changes was submitted on March 20, 2007 and was cleared by Subdivision Committee on May 1, 2007.

24. The proposed use is required to comply with the development standards of the R-2-DP zone pursuant to Sections 22.20.210 through 22.20.250 and 22.40.070 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 2006-00018-(2).

25. 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, Public Health and Regional Planning.

26. 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. 065157, except as otherwise modified by Conditional Use Permit Case No. 2006-00018-(2).

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

28. 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.

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

30. 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.

31. 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 nursery land.

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

33. 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 traffic and environmental hazard. 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.

34. 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.

35. This project has an effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

36. 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

2. Certify that the Mitigated Negative Declaration has been completed in compliance with CEQA, 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. Adopt Zone Change Case No. 2006-00002-(2) changing the zoning classification 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 June 27, 2007.

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

CHANGE OF PRECISE PLAN

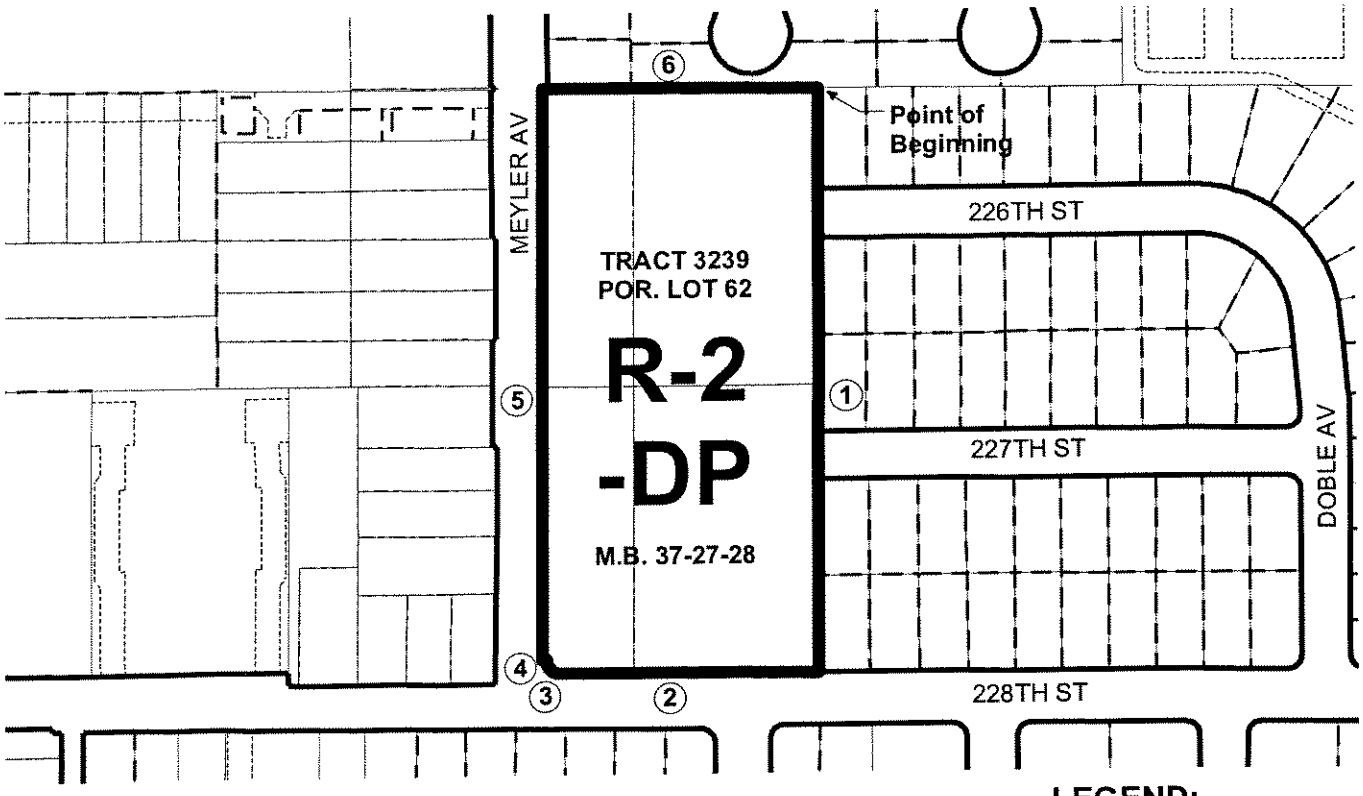
CARSON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2006-00002-(2)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

THAT POR. OF LOT 62 OF TR. 3239 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA PER MAP FILED IN BOOK 37 PAGES 27 AND 28, OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE. COR. OF SAID LOT 62; THENCE

(1) — ALONG THE E. LINE OF SAID LOT S.00-19-38E. 646.76' TO THE NE'LY LINE OF THAT EASEMENT OF SAID COUNTY, DESCRIBED IN DOCUMENT RECORDED APRIL 19, 1979 AS INSTRUMENT NO. 79-424357, OF OFFICIAL RECORDS;

(2) THENCE ALONG SAID NE'LY LINE W. 284.97' TO THE BEGINNING OF A TANGENT CURVE CONCAVE NE'LY, RADIUS 15';

(3) — THENCE NW'LY ALONG THE NE'LY LINE OF SAID EASEMENT AND SAID CURVE THROUGH A CENTRAL ANGLE OF 90-00-00 AN ARC DISTANCE 23.56';

(4) THENCE RADIAL TO SAID CURVE AND ALONG THE N'LY LINE OF SAID EASEMENT W. 5' TO THE W. LINE OF SAID LOT;

(5) — THENCE ALONG SAID W. LINE N.00-19-45W. 631.74' TO THE NW. COR. OF SAID LOT;

(6) THENCE ALONG THE N. LINE OF SAID LOT N.89-59-50E. 304.91' TO THE POINT OF BEGINNING

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA

N

0 100 200

FEET

COUNTY ZONING MAP
045H197

DIGITAL DESCRIPTION: \ZCO\ZD_CARSON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
ESTHER L. VALADEZ, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

FINDINGS OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES FOR CONDITIONAL USE PERMIT CASE NO. 2006-00018-(2)

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Conditional Use Permit Case No. 2006-00018-(2) on February 28, 2007. Conditional Use Permit Case No. 2006-00018-(2) was heard concurrently with Zone Change Case No. 2006-00002-(2) and Vesting Tentative Tract Map No. 065157.

2. The applicant, Don Wilson Builders representing Kodaira Family Limited Partnership, is proposing a condominium development of 60 detached units with two covered parking spaces and Approximately 1.61 acres (36 percent of the subject property) of open area is provided within the development as well as individual private areas and landscaped common courtyard areas.

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 22700 Meyler Avenue in the Carson Zoned District.

5. The rectangularly-shaped property is 5.22 gross acres (4.38 net acres) in size with level topography.

6. Access to the proposed development is provided by Meyler Avenue, a 50-foot wide dedicated street and 228th Street, a 60-foot wide dedicated street.

7. The project site is currently zoned A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area) which was established by Ordinance No. 6529 and became effective on October 6, 1954. The project proposes a zone change to R-2-DP (Two Family Residential – 5,000 Square Feet Minimum Required Lot Area – Development Program).

8. Surrounding zoning includes A-1 to the north and west and R-1 (Single-Family Residence- 5,000 Square Feet Minimum Required Lot Area) to the east and south.

9. The subject property consists of two lots currently used as a nursery. Surrounding uses include single-family residences, multi-family residences and vacant properties to the north and single-family residences to east, west and south.

10. The project is consistent with the proposed R-2-DP zoning classification. Detached units are permitted in the R-2 zone pursuant to Section 22.20.260 of the Los Angeles County Code ("County Code"). The proposed density of 60 dwelling

units is consistent with the maximum 60 dwelling units that can be accommodated by the R-2 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.

11. The property is depicted in the Low Density Residential ("1") land use category of the Los Angeles Countywide General Plan ("General Plan"). The proposed 60 dwelling units approximately 11.47 dwelling units per acre, exceed the density allowed under the Low Density Residential category. However, the General Plan supports concentrated urban development. Specifically, "infill" residential development at "slightly higher" densities may be permitted (i.e., infill parcels designated for a Low Density Residential density may be developed at the Low-Medium Residential density of six to 12 dwelling units per acre).

To qualify for the higher density, a project must comply with the following criteria:

a. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;

The proposed project will not disrupt the character of the established neighborhood which consists mainly of single family homes with multi-family buildings located on Meyler and 228th Streets within a 500 foot radius. The project proposes one multi-family lot with 60 detached condominiums which is similar in density and development to the surrounding neighborhood.

b. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;

While the proposed project does not meet the criteria for sufficient lot size to accommodate density, it does meet the criteria for landscaping and guest parking. Each unit will have a private yard with a minimum of 250 square feet and will provide 16 guest parking spaces, one more than what is required.

c. The proposed project will not overburden existing public services and facilities;

The proposed project will not overburden existing public services or facilities as it has been reviewed by Los Angeles County

Departments of Public Works ("Public Works"), Fire Department, Parks and Recreation, Health Services and Regional Planning ("Regional Planning") and they have all cleared the project for public hearing.

d. The proposed use will not disrupt or adversely impact local traffic and parking conditions; and

The proposed project has been reviewed by the Traffic and Lighting Division of Public Works and it has been determined it will not disrupt or adversely affect local traffic. This project will provide a two-car garage with each unit as well as 16 guest parking spaces and will not disrupt the parking conditions in the surrounding neighborhood.

e. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.

12. Zone Change Case No. 2006-00002-(2) is a related request to authorize change of zone of A-1 (Light Agricultural) to R-2-DP (Two 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. Vesting Tentative Tract Map No. 065157 is a related request to create one multi-family residential lot with 60 new detached condominium units on 5.22 gross acres.

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 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 5.22-acre rectangularly-shaped property developed with 60 detached condominium units within an enclosed development. The residential units are arranged along the four main internal private driveways. Two points of entry and exit are proposed on Meyler Avenue and 228th Street. Sixteen (16) guest parking spaces provided along the two private driveways fronting on Meyler Avenue. Four spaces will be located on

each side of the driveways for a total of eight spaces at both entrances. For the Los Angeles County Fire Department ("Fire Department"), two hammer head turnarounds are also proposed. No guest parking spaces or hammer head turnarounds are proposed for the two private driveways fronting on 228th Street. Of the 60 detached condominiums units, individual units range in size from 1,617 to 1,966 square feet and offered as two-story homes. The units reach a maximum height of 25 feet three inches. Each unit has two covered parking spaces. Combined with the 16 guest parking spaces, the project provides a total of 136 parking spaces. Approximately 1.68 acres (37 percent of the subject property) of open area is provided within the development as well as individual private areas, tot lot and landscaped common courtyard areas. Grading consists of 3,000 cubic yards of cut and fill to be balanced onsite. A maximum six-foot wall is proposed along the perimeter of the property to buffer from adjacent residential homes.

16. As part of the development program, the applicant is requesting 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."

17. One comment letters were received in opposition to the project, with concerns related to existing congestion on Meyler Avenue and 228th Street and both streets unable to accommodate additional traffic from the project. Staff also received one telephone call from an adjoining property owner regarding loss of privacy due to the proposed two-story residences extending above the proposed six-foot high wall.

18. During the February 28, 2007 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.

19. Staff provided comments that the multi-family lot with 60 new detached condominium units was consistent under R-2-DP zoning. Staff also indicated that the CUP would allow a modification of the yard requirements to permit over-height walls of a maximum six feet tall within the front yard (westerly property boundary).

20. During the public hearing, the applicant's representative stated that they tried to create a condominium project that would be similar in character to the surrounding single-family homes. The applicant's representative also stated that each unit would have private front and rear yards.

21. The opposition testified that the proposed development would increase traffic congestion within the surrounding local streets. The opposition also stated that they had concerns related to increase of off-site street parking due to multiple families residing in the condominium units.

Findings

22. During the public hearing, the Commission asked if the two existing cul-de-sacs could be used as tot lots, private parks or additional guest parking. The Commission also inquired if proposed units could be attached creating more open space. The applicant's representative stated that a private park was not necessary since 10 public parks existed within a 1½-mile radius of the project site. The applicant's representative indicated that he had met with homeowners within a 300-foot wide radius and they preferred this type of development on the subject property.

23. On February 28, 2007 after taking all testimony, the Commission closed the public hearing and indicated their intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 065157 with modifications as discussed and Conditional Use Permit Case No. 2006-00018-(2), with final review of the redesign by the Los Angeles County Subdivision Committee and instruct staff to prepare the final documents for approval.

24. A revision with changes was submitted on March 20, 2007 and was cleared by Subdivision Committee on May 1, 2007.

25. 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.

26. 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 traffic and environmental safety. 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.

27. 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.

28. This project has an effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

29. 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. 065157 and the Mitigation Monitoring Program.

30. 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.

31. 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. 2006-00018-(2) subject to the attached conditions.

DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT CASE NO. 2006-00018-(2) Exhibit "A" Date: 3-20-2007

CONDITIONS:

1. This grant authorizes the use of the 5.22-acre subject property for a development program of a maximum total of 60 detached residential condominium units 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 45;

   b. An ordinance changing the zoning of the property from A-1 (Light Agricultural-5,000 Square Feet Minimum Required Lot Area) to R-2-DP (Two Family Residential-5,000 Square Feet Minimum Required Lot Area), as recommended in Zone Change Case No. 2006-00002-(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 15 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 the proposed project, which includes Zone Change Case No. 2006-00002-(2), Vesting Tentative Tract Map No. 065157 and Conditional Use Permit Case No. 2006-00018-(2). The project is not *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 **$1850.00**. 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. 065157. In the event that Vesting Tentative Tract Map No. 065157 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. 065157 may, at the discretion of the Director of Regional 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 Regional Planning.

16. 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. 065157.

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."

19. No structure shall exceed 35 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 Regional Planning, as a revised Exhibit "A," to ensure compliance.

20. A minimum of 136 automobile parking spaces, as depicted on the approved Exhibit "A" (dated March 20, 2007) 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 16 guest parking spaces distributed throughout the project site as depicted on the approved Exhibit "A" (dated March 20, 2007) 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.

21. 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.

22. 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").

23. 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.

24. 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.

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

26. 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.

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

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

29. 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.

30. 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.

31. 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.

32. 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.

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

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

35. 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 Public Health. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.

36. 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.

37. 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.

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

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

40. 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.

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

42. 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.

43. 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 Regional Planning for approval.

44. 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 Regional 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 Regional Planning.

45. Within 15 days of the approval of this grant, the permittee shall deposit the sum of **$1,500.00** 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 Regional Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Program.

FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR VESTING TENTATIVE TRACT MAP NO. 065157

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Vesting Tentative Tract Map No. 065157 on February 28, 2007. Vesting Tentative Tract Map No. 065157 was heard concurrently with Zone Change Case No. 2006-00002-(2) and Conditional Use Permit Case No. 2006-00018-(2).

2. Vesting Tentative Tract Map No. 065157 proposes a residential development of one multi-family lot with 60 new detached condominium units on 5.22 gross acres.

3. The subject site is located at 22700 Meyler Avenue in the Carson Zoned District.

4. The rectangularly-shaped property is 5.22 gross acres (4.38 net acres) in size with level topography.

5. Access to the proposed development is provided by Meyler Avenue, a 50-foot wide dedicated street and 228th Street, a 60-foot wide dedicated street.

6. The project site is currently zoned A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area) which was established by Ordinance No. 6529 and became effective on October 6, 1954. The project proposes a zone change to R-2-DP (Two Family Residential – 5,000 Square Feet Minimum Required Lot Area – Development Program).

7. Surrounding zoning includes A-1 to the north and west and R-1 (Single-Family Residence- 5,000 Square Feet Minimum Required Lot Area) to the east and south.

8. The subject property consists of two lots currently used as a nursery. Surrounding uses include single-family residences, multi-family residences and vacant properties to the north and single-family residences to east, west and south.

9. The project is consistent with the proposed R-2-DP zoning classification. Detached units are permitted in the R-2 zone pursuant to Section 22.20.170 of the Los Angeles County Code ("County Code"). The proposed density of 60 dwelling units is consistent with the maximum 90 dwelling units that can be accommodated by the R-2 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.

Findings

10. The property is depicted in the Low Density Residential ("1") land use category of the Los Angeles Countywide General Plan ("General Plan"). The proposed 60 dwelling units approximately 11.47 dwelling units per acre, exceed the density allowed under the Low Density Residential category. However, the General Plan supports concentrated urban development. Specifically, "infill" residential development at "slightly higher" densities may be permitted (i.e., infill parcels designated for a Low Density Residential density may be developed at the Low-Medium Residential density of six to 12 dwelling units per acre).

11. To qualify for the higher density, a project must comply with the following criteria:

    a. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;

       The proposed project will not disrupt the character of the established neighborhood which consists mainly of single family homes with multi-family buildings located on Meyler and 228th Streets within a 500 foot radius. The project proposes one multi-family lot with 60 detached condominiums which is similar in density and development to the surrounding neighborhood.

    b. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;

       While the proposed project does not meet the criteria for sufficient lot size to accommodate density, it does meet the criteria for landscaping and guest parking. Each unit will have a private yard with a minimum of 250 square feet and will provide 16 guest parking spaces, one more than what is required.

    c. The proposed project will not overburden existing public services and facilities;

       The proposed project will not overburden existing public services or facilities as it has been reviewed by Los Angeles County Departments of Public Works ("Public Works"), Fire Department, Parks and Recreation, Health Services and Regional Planning ("Regional Planning") and they have all cleared the project for public hearing.

d. The proposed use will not disrupt or adversely impact local traffic and parking conditions; and

The proposed project has been reviewed by the Traffic and Lighting Division of Public Works and it has been determined it will not disrupt or adversely affect local traffic. This project will provide a two-car garage with each unit as well as 16 guest parking spaces and will not disrupt the parking conditions in the surrounding neighborhood.

e. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.

12. Zone Change Case No. 2006-00002-(2) is a related request to authorize change of zone of A-1 to R-2-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.

13. Conditional Use Permit Case No. 2006-00018-(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 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."

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 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 5.22-acre rectangularly-shaped property developed with 60 detached condominium units within an enclosed development. The residential units are arranged along the four main internal private driveways. Two points of entry and exit are proposed on Meyler Avenue and 228th Street. Sixteen (16) guest parking spaces provided along the two private driveways fronting on Meyler Avenue. Four spaces will be located on each side of the driveways for a total of eight spaces at both entrances. For the Los Angeles County Fire Department ("Fire Department"), two hammer head turnarounds are also proposed. No guest parking spaces or hammer head turnarounds are proposed for the two private driveways fronting on 228th Street. Of the 60 detached condominiums units,

individual units range in size from 1,617 to 1,966 square feet and offered as two-story homes. The units reach a maximum height of 25 feet three inches. Each unit has two covered parking spaces. Combined with the 16 guest parking spaces, the project provides a total of 136 parking spaces. Approximately 1.61 acres (36 percent of the subject property) of open area is provided within the development as well as individual private areas and landscaped common courtyard areas. Grading consists of 3,000 cubic yards of cut and fill to be balanced onsite. A maximum six-foot wall is proposed along the perimeter of the property to buffer from adjacent residential homes.

16. One comment letter was received in opposition to the project, with concerns related to existing congestion on Meyler Avenue and 228th Street and both streets unable to accommodate additional traffic from the project. Staff also received one telephone call from an adjoining property owner regarding loss of privacy due to the proposed two-story residences extending above the proposed six-foot high wall.

17. During the February 28, 2007 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.

18. Staff provided comments that the multi-family lot with 60 new detached condominium units was consistent under R-2-DP zoning. Staff also indicated that the CUP would allow a modification of the yard requirements to permit over-height walls of a maximum six feet tall within the front yard (western property boundary).

19. During the public hearing, the applicant's representative stated that they tried to create a condominium project that would be similar in character to the surrounding single-family homes. The applicant's representative also stated that each unit would have private front and rear yards.

20. The opposition testified that the proposed development would increase traffic congestion within the surrounding local streets. The opposition also stated that they had concerns related to increase of off-site street parking due to multiple families residing in the condominium units.

21. During the public hearing, the Commission asked if the two existing cul-de-sacs could be used as tot lots, private parks or additional guest parking. The Commission also inquired if proposed units could be attached creating more open space. The applicant's representative stated that a private park was not necessary since 10 public parks existed within a 1½-mile radius of the project site.

Findings

The applicant's representative indicated that he had met with homeowners within a 300-foot wide radius and they preferred this type of development on the subject property.

22. On February 28, 2007 after taking all testimony, the Commission closed the public hearing and indicated their intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 065157 with modifications as discussed and Conditional Use Permit Case No. 2006-00018-(2), with final review of the redesign by the Los Angeles County Subdivision Committee and instruct staff to prepare the final documents for approval.

23. A revision with changes was submitted on March 20, 2007 and was cleared by Subdivision Committee on May 1, 2007.

24. The proposed use is required to comply with the development standards of the R-2-DP zone pursuant to Sections 22.20.210 through 22.20.250 and 22.40.070 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 2006-00018-(2).

25. 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, Public Health and Regional Planning.

26. 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. 065157, except as otherwise modified by Conditional Use Permit Case No. 2006-00018-(2).

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

28. 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.

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

30. 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.

Findings

31. 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 nursery land.

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

33. 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.

34. 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.

35. 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.

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

37. 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.

38. 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.

Findings

39. 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.

40. 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.

41. 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.

42. 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 traffic and environmental hazards. 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.

43. 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.

Findings

44. This project has an effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

45. 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. 2006-00018-(2) and the Mitigation Monitoring Program.

46. 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. 065157 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. 065157

Map Date: 3-20-2007
Exhibit Map Date: 3-20-2007

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. 2006-00018-(2) and the Mitigation Monitoring Program.

2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit No. 2006-00018-(2), conform to the applicable requirements of the R-2-DP zone (Two Family Residential – 5,000 Square Feet Minimum Required Lot Area - Development Program).

3. In accordance with Conditional Use Permit No. 2006-00018-(2), this land division is approved within a Development Program zone as a condominium development of 60 detached units with 1.61 acres (36 percent of the subject property) of landscape and open space areas.

4. Recordation of the final map is contingent upon approval of Zone Change Case No. 2006-00002-(2) by the Los Angeles County Board of Supervisors and the effectuation of an ordinance changing the zoning of the subject property from A-1 to R-2-DP.

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

6. 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.

7. Within 15 days of approval, submit evidence that the conditions of the associated Conditional Use Permit Case No. 2006-00018-(2) have been recorded.

8. 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 60 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.

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

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

11. 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. 2006-00018-(2) prior to issuance of a grading permit and/or building permit.

12. Plant at least one tree of a non-invasive species within the front yard of the multi-family lot, and a minimum additional 14 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 Los Angeles County Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

13. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in the Southeast Planning Area, in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is $738.00 per dwelling unit ($738.00 X 60 dwelling units = $44,280.00). The subdivider may contact the County Librarian at (562) 940-8450 regarding payment of fees.

14. Within five days of the tentative map approval date, remit a $1,850.00 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.

15. 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. 065157. 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.

16. Upon completion of the appeal period, deposit the sum of $1,500.00 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 required by the Mitigation Monitoring Program.

17. 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.

18. 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 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. 2006-00018-(2), the attached mitigation monitoring program, and the attached reports recommended by the Los Angeles

County Subdivision Committee, which consists of members of the Public Works, Fire Department, Department of Parks and Recreation, and Public Health.

RP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 065157 (Rev.)

TENTATIVE MAP DATED 03-20-2007
TENTATIVE MAP DATED 03-20-2007

The following reports consisting of 15 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.

HW

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. Quitclaim or relocate easements running through proposed structures.

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

13. 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.

14. 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.

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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 065157 (Rev.)

TENTATIVE MAP DATED 03-20-2007
TENTATIVE MAP DATED 03-20-2007

16. 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

+/C)

Prepared by Henry Wong Phone (626) 458-4915 Date 04-26-2007

tr65157L-rev4.doc

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

TRACT MAP NO. 065157

REVISED TENTATIVE MAP DATED 03/20/07
EXHIBIT MAP 03/20/07

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) / hydrology study plan which was conceptually approved on 04/26/07 to the satisfaction of Public Works.

By _____ Date 04/26/07 Phone (626) 458-4921
DIEGO G. RIVERA

Sheet 1 of 1

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 65157
SUBDIVIDER Kodaira Family Ltd Partnership
ENGINEER Sikand
GEOLOGIST ----------
SOILS ENGINEER ----------

TENTATIVE MAP DATED 03-20-07 4th Revision and Exhibit
LOCATION Harbor City

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 Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.

[ ] A grading plan must be geotechnically approved by the GMED. 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 _____ ."

[ ] The Soils Engineering review dated _____ is attached.

[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] Soils engineering reports may be required prior to approval of building or grading plans.

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

[X] The Soils Engineering review dated 4-18-07 is attached.

Prepared by _____ Reviewed by _____ Date 04-16-07
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 12.0
PCA LX001129
Sheet 1 of 1

60-Unit Residential Development

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

Tentative Tract Map	65157
Location	Meyler Avenue and 228th Street, Harbor City
Developer/Owner	Kodaira Family Ltd Partnership
Engineer/Architect	Sikand
Soils Engineer	---
Geologist	---

Review of:

Tentative Tract Map and Exhibit "A" Dated by Regional Planning **3/20/07 (rev.)**

ACTION:

Tentative Map feasibility is recommended for approval, subject to the condition 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://ladpw.org/gmed/manual.pdf***

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

REGISTERED PROFESSIONAL ENGINEER
JEREMY WAN
NO. C67563
EXP. 6/30/07
CIVIL
STATE OF CALIFORNIA

Prepared by Jeremy Wan Date 4/18/07

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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
TRACT NO. 065157 (Rev.)

TENTATIVE MAP DATE 03-20-2007
EXHIBIT MAP DATE 03-20-2007

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

1. Provide property line return radius of 13 feet or to the satisfaction of Public Works at the intersection of 228th Street and Meyler Avenue.

2. Dedicate right of way 30 feet from centerline on Meyler Avenue. Five feet of additional right of way along the property frontage beyond the existing right of way line is required.

3. Dedicate right of way 30 feet from centerline along the property frontage on 228th Street, if not already dedicated.

4. Dedicate complete vehicular access rights on 226th Street and 227th Street.

5. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on 228th Street and Meyler Avenue to the satisfaction of Public Works.

6. Repair any displaced, broken, or damaged curb, gutter, pavement, and sidewalk along the property frontage on 228th Street and Meyler Avenue to the satisfaction of Public Works.

7. Construct 5 feet wide sidewalk adjacent to the property line along the property frontage on 228th Street to align with the existing sidewalk east of the project location. Remove the existing 5 feet wide sidewalk adjacent to the curb along the property frontage on 228th Street.

8. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements along the property frontage on Meyler Avenue to the satisfaction of Public Works.

9. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements along the property frontage on 228th Street and Meyler Avenue to the satisfaction of Public Works.

10. Construct full width sidewalk at the corner return of 228th Street and Meyler Avenue to the satisfaction of Public Works.

11. If applicable, reconstruct existing curb ramps at the corner return of 228th Street and Meyler Avenue to meet current ADA requirements to the satisfaction of Public Works.

12. Plant street trees along the property frontage on 228th Street and Meyler Avenue to the satisfaction of Public Works. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.

13. Comply with the following street lighting requirements:

    a. Provide street lights on concrete poles with underground wiring along the property frontage on 228th Street and Meyler Avenue 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, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

        (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.

        (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.

        (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and 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.

14. 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.

15. Prior to final map approval, 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 the mitigation measures identified in the attached letter from our Traffic and Lighting Division dated June 1, 2006. As indicated in the attached letter dated June 1, 2006, "A 40-scale site plan of the project showing locations in relationship to adjacent intersections and driveways shall be submitted to Public Works for review and approval prior to the issuance of building permit." is no longer required.

17. Contribute the project's pro-rata share of 29.2 percent ($555) toward the mitigation measure for the intersection of Vermont Avenue at Sepulveda Boulevard as indicated in the attached letter from our Traffic and Lighting Division dated August 16, 2006 to the satisfaction of Public Works.

HW

Prepared by Juan M Sarda Phone (626) 458-4921 Date 04-24-2007

tr65157r-rev4.doc

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

IN REPLY PLEASE
REFER TO FILE: T-4

June 1, 2006

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

Dear Mr. Marchetti:

228TH/MEYLER RESIDENTIAL PROJECT
TENTATIVE TRACT NO. 65157
CONDITIONAL USE PERMIT 200600018
TRAFFIC STUDY (MAY 22, 2006)
HARBOR GATEWAY AREA

As requested, we have reviewed the above-mentioned document. The proposed project is located at the north-east corner of Meyler Avenue and 228th Street in the unincorporated County of Los Angeles area of Harbor Gateway.

The proposed project consists of the construction of a 60 unit detached single-family residential complex. The proposed project is expected to generate 574 vehicle trips daily with approximately 45 and 61 vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the traffic study that the traffic generated by the proposed project alone will not significantly impact any County roadways or intersections in the area. We also agree that the cumulative traffic generated this project along with other related projects in the area will significantly impact the following intersection. The project shall pay its fair share of the following recommended mitigation measure:

Vermont Avenue at Sepulveda Boulevard

North approach: One exclusive left-turn lane, two through lanes, and one exclusive right-turn lane instead of one exclusive left-turn lane, one through lane, and one shared through/right-turn lane (add exclusive right-turn lane).

The project's pro-rata share is 29.2 percent.

Feasibility studies and cost estimates shall also be submitted to Mr. Sam Richards of our Land Development Review Section for all proposed mitigation measures.

A 40-foot-scale site plan of the project showing access locations in relationship to adjacent intersections and driveways shall be submitted to our Land Development Review Section for review and approval prior to the issuance of building permit. For questions regarding site plan review, please contact Mr. Sam Richards at (626) 300-4842.

If you have any further questions regarding the review of this document, please contact Mr. Jesse Cline of our Traffic Studies Section at (626) 300-4823.

Very truly yours,

DONALD L. WOLFE
Director of Public Works

William Winter

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

JC:cn
P:\tlpub\WPFILES\FILES\STU\Jesse-STU\Outside Letters\EIR 06090 - 228th @ Meyler Residential Project.doc

cc: Department of Regional Planning (Daryl Koutnik)

bc: Land Development (Chong, Cruz, Witler, Wong)

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

DONALD L. WOLFE, Director

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

IN REPLY PLEASE
REFER TO FILE: T-4

August 16, 2006

Mr. Aaron Calderon
Katz, Okitsu & Associates
1055 Corporate Center Drive, Suite 300
Monterey Park, CA 91754-7642

Dear Mr. Calderon:

TRACT MAP NO. 65157
VERMONT AVENUE AT SEPULVEDA BOULEVARD
STRIPING COST ESTIMATE

As requested, we have reviewed the above-mentioned document and disagree with the estimate as submitted. We have estimated the total cost for the required street improvements for Vermont Avenue at Sepulveda Boulevard to be $1,900. Based on the projects pro-rata share of 29.2 percent, your projects proportionate share of the cost is $555.

If you have any questions concerning the cost estimate, please contact Mr. Ghassan Shelleh of our Land Development Review Section at (626) 300-4861.

Very truly yours,

DONALD L. WOLFE
Director of Public Works

FOR WILLIAM J. WINTER
Assistant Deputy Director
Traffic and lighting Division

GS:cn
LANDDEVELOPMENTREVIEW\GHASSAN\PROJECTS\SITE\TR\22700MEYLERSTREETTR65157\DOCUMENTS\TR65157CostEsimate.doc

bc: Land Development (Wong)
Traffic and Lighting (Alfonso)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 065157 (Rev.)

TENTATIVE MAP DATED 03-20-2007
EXHIBIT MAP DATED 03-20-2007

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/lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. A sewer area study for the proposed subdivision (PC11952AS, dated 08-10-2006) 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.

3. 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.

4. If necessary, install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.

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

6. Provide any necessary off-site easements to construct the off-site sewer improvements to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements.

HCW

Prepared by Julian Garcia Phone (626) 458-4921 Date 04-26-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 065157 (Rev.)

TENTATIVE MAP DATED 03-20-2007
EXHIBIT MAP DATED 03-20-2007

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 multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

HCW

Prepared by Lana Radle Phone (626) 458-4921 Date 04-25-2006

tr65157w-rev4.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

R.P. - Ramon

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 65157 Map Date March 20, 2007 - Ex. A

C.U.P. _____ Map Grid 0756B

☐ **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 as indicated on the Exhibit Map is adequate. The proposed Turf Block shall be designed to support 75,000lbs. Submit a gate detail for the proposed emergency gate prior to Final Map clearance.**

By Inspector: Janna Masi Date April 25, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 65157 Tentative Map Date March 20, 2007 - 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 **1500** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ 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 1 public fire hydrant(s). Verify / Upgrade existing ____ public fire hydrant(s).

Install ____ 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: ____

☒ 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: **Per the fire flow test data by California Water Service Company dated 11-27-06, the existing fire hydrant is adequate. Install a new public fire hydrant as shown on the exhibit map. The fire hydrant shall be installed and tested or bonded for prior to Final Map clearance.**

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 Janna Masi Date April 25, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **65157**	DRP Map Date:**03/20/2007**	SCM Date: / /	Report Date: **04/25/2007**
Park Planning Area # **21**	**WEST CARSON**		Map Type:**REV. (REV RECD)**

Total Units **60** = Proposed Units **59** + Exempt Units **1**

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:	**0.57**
IN-LIEU FEES:	**$192,484**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $192,484 in-lieu fees.

Trails:

No trails.

Comments:

Proposed 60 multi-family detached condominium units, with credit for 1 existing house to be removed, net density increase of 59 units.

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, Developer Obligations/Land Acquisitions

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map #	**65157**	DRP Map Date: **03/20/2007**	SMC Date: / /	Report Date: **04/25/2007**
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 **60** = Proposed Units **59** + Exempt Units **1**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.23**	**0.0030**	**59**	**0.57**
M.F. < 5 Units	2.70	0.0030	0	0.00
M.F. >= 5 Units	2.17	0.0030	0	0.00
Mobile Units	2.00	0.0030	0	0.00
Exempt Units			**1**	
			Total Acre Obligation =	**0.57**

Park Planning Area = **21 WEST CARSON**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.57	$337,692	**$192,484**

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
0.57	0.00	0.00	0.57	$337,692	**$192,484**

COUNTY OF LOS ANGELES
Public Health

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

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use 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

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Michael D. Antonovich
Fifth District

April 18, 2007

RFS No. 07-0009424

Tract Map No. 065157

Vicinity: Carson

Tentative Tract Map Date: March 20, 2007 (4th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 065157** has been cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **California Water Service**, a public water system, which guarantees water connection and service to all lots. The "will serve" letter from the water company has been received and approved.

2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #5** 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
Land Use Program

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl AICP
Director of Planning

REVISED PROJECT MITIGATION MEASURES DUE TO ENVIRONMENTAL EVALUATION

Project: TR065157/RENVT200600017

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 $1,500.00 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. Prior to issuance of building permit, the applicant shall pay the Department of Public Works 29.2 percent of the Vermont Avenue/Sepulveda Boulevard intersection improvement cost (described in DPW letter of June 1, 2006 to project traffic consultant, Katz, Okitsu & Associates).
2. Prior to issuance of permit, the applicant shall implement all remediation measures identified in the Fire Department Hazardous Materials Division approved Remediation Action Plan (Anacapa Geoservices April 28, 2006).
3. During construction, workers shall park their vehicles on site to reduce impact to traffic flow (Sheriff's letters June 15 & 28, 2006).
4. 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.

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.

Donald Builders

Applicant

7/19/06

Date

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

Staff

Date

MITIGATION MONITORING PROGRAM
PROJECT NO. TR65157/ RENVT200600017

	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Traffic					
1	Improve Vermont Avenue / Sepulveda Boulevard intersection to relieve traffic congestion.	Pay DPW 29.2% of intersection improvement costs.	Prior to issuance of building permit.	Applicant	DPW
Environmental Hazard					
2	Remediate contaminated soil.	Implement Remediation Action Plan remediation measures.	Prior to issuance of Grading Permit	Applicant	FDP and DPW
Mitigation Compliance					
3	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

STAFF USE ONLY

PROJECT NUMBER: *TR065157*
CASES: *RCUPT200600018*
RENVT200600017

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

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *1/20/06* Staff Member: *Dean Edwards*

Thomas Guide: *794 A1* USGS Quad: *West Carson*

Location: *Westerly terminus of 226th and 227th Streets, east of Meyler Avenue, West Carson*

Description of Project: *The proposed project is for a Tentative Tract Map to re-subdivide 4 (four) existing parcels into one lot, a Zone Change from A-1-1 to R-3 and a Conditional Use Permit for a Development Program and yard requirement modification to allow for 60 (sixty) detached condominium units. The project proposes the demolition of 2 (two) single-family residences and 7(seven) out-buildings. An existing oil well located on the southern portion of the project site will be capped in accordance with the Department of Conservation's Division of Oil, Gas & Geothermal standards. Approximately 5,100 cubic yards of grading is proposed and will be balanced on the site. A six foot high block wall is proposed for the north and east side of the property. Ingress and egress access will be provided by 228th Street, 227th Street and 226th Street.*

Gross Acres: *4.62 acres*

Environmental Setting: *The project site is located west of the 110 Freeway, south of the 405 Freeway and Vermont Avenue, north Sepulveda Boulevard and east of Normandie Avenue in the community of West Carson. The project site is surrounded by single-family residences except for a quadruplex located northwest of the project site. The project site is relatively flat and covered with non-native vegetation.*

Zoning: *A-1-1 Light Agriculture*

General Plan: *1 Low Density Residential (1-6 dwelling units per acre)*

Community/Area wide Plan: *None*

Major projects in area:

PROJECT NUMBER	DESCRIPTION & STATUS
04-119 / PM060843	*4 single-family lots on 0.5 acres; Pending; Last activity 2/2/06*
03-137 / TR060027	*1 multi-family lot on 1.25 acres; Pending; Last activity 1/12/06*
04-175 / TR061387	*1 multi-family lot on 2.82 acres; Pending; Last activity 11/30/05*

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

REVIEWING AGENCIES

Responsible Agencies

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

Trustee Agencies

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

Special Reviewing Agencies

- ☐ None
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Santa Monica Mountains Conservancy
- ☐ Resource Conservation District of Santa Monica Mountains Area
- ☒ California State Department of Conservation's Division of Oil, Gas & Geothermal Resources
- ☒ LA Unified School District
- ☒ Sanitation District 8
- ☐
- ☒ City of Torrance
- ☒ City of Los Angeles

Regional Significance

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

County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ DPW: Geotechincal Engineer
- ☒ DPW: Traffic & Lighting
- ☒ Sheriff Department
- ☐ EHS
- ☒ Fire Department 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	☒	☐	☐	
RESOURCES	1. Water Quality	9	☐	☒	☐	
	2. Air Quality	10	☒	☐	☐	
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	*Oil well*
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	*Block wall*
SERVICES	1. Traffic/Access	16	☐	☒	☐	*Traffic*
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☐	☒	☐	*Oil well & pesticides*
	3. Land Use	23	☐	☒	☐	*Project inconsistent with land use designation and zoning.*
	4. Pop/Hous./Emp./Rec.	24	☒	☐	☐	
	5. Mandatory Findings	25	☒	☐	☐	

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: _____
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: Dean Edwards Date: May 10, 2006

Approved by: Daryl Koutnik Date: May 10, 2006

☒ 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? *There is a fault and seismic zone located approximately 1.5 miles northwest of the project site and 2.32 miles southeast of the project site.*
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? *The area is relatively flat.*
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? *The proposed project is for a residential development..*
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? *The project proposes and estimated 5,100 cubic yards of grading.*
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?

STANDARD CODE REQUIREMENTS

☐ Building Code, Title 26 - Sections 110.2, 111 & 113
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Approval of Geotechnical Report by DPW

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? *The project site is relatively flat.*
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run-off? *The project site is relatively flat.*
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 Code, Title 26 – Section 110.1 (Flood Hazard)
☐ Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Approval of Drainage Concept by DPW

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? *The project site is not located in a high fire hazard area.*
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? *60 dwelling units are proposed.*
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)? *Surrounding land uses are residential.*
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
☒ Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
☐ Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

☐ **MITIGATION MEASURES**

☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Compatible Use

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)? *The nearest freeway is approximately 0.40 miles east of the project site.*
b.	☐	☒	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *There is a hospital located approximately 0.13 miles east of the project site.*
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?
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)
☒ Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

☐ **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, 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? *The project proposes the use of public water.*
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system? *The project proposes the use of public sewers*
	☐	☐	☐	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? *NPDES*
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? *NPDES*
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Health & Safety Code, Title11 – Chapter 11.38 (Water & Sewers)
☒ Environmental Protection,Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
☒ Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)

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

☐ Lot Size ☐ Project Design ☐ Compatible Use ☐ Septic Feasibility Study
☐ Industrial Waste Permit ☒ National Pollutant Discharge Elimination System (NPDES) Permit

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)? *60 dwelling units are proposed.*
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? *The proposed project is residential.*
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?
d.	☐	☒	☐	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? *Grading and/or construction may create dust.*
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 would exceed quantitative thresholds for ozone precursors)?
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)

☐ **MITIGATION MEASURES**

☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Air Quality 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 - 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? *The project site is located in an urban area.*
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.)? *The project site is located in an urban area.*
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** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ 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 - 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? *The existing residences were built in 1953 and 1956.*
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**

☐ Lot Size

☐ Cultural Resources Records Search (Quick Check)

☒ Native American Heritage Commission Sacred Land Files Search

☐ **OTHER CONSIDERATIONS**

☐ 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 - 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? *The project proposes capping the existing oil well located on the project site.*
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? *The project site is not located Mineral Recovery Zone.*
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ 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? *The project area is urbanized.*
b.	☒	☐	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? *The project site is zoned Light Agriculture and used as a nursery. The project will covert the site to solely residential use.*
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**

☐ Lot Size

☒ **OTHER CONSIDERATIONS**

☐ Project Design

The current land use will be converted from agricultural to residential.

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? *The project site is not near a Scenic Highway.*
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? *The project site is not near a trail.*
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? *The project area is developed.*
d.	☐	☐	☒	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *The proposed project is much denser than surrounding development which is mostly single-family residence. A 6 foot high block wall is proposed for Meyler Avenue which will create a visual barrier in the neighborhood between the project site and the residences across the street.*
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

The project density and proposed block wall will change the character of the traditional single-family neighborhood.

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)? *60 dwelling units are proposed.*
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions?
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?
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? *The proposed project is expected to generate 574 vehicle trips daily and approximately 45 AM peak hour trips and 61 PM peak hour trips. The cumulative impact on The Vermont Avenue / Sepulveda Boulevard intersection is significant. Source: DPW Traffic & Lighting letter 06/01/06.*
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 DPW Traffic & Lighting Division

The applicant shall pay 29.2 percent of the Vermont Avenue / Sepulveda Boulevard intersection improvement cost. See DPW Traffic & Lighting 06/01/06 letter.

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? *The expected average waste water flow from the project site is 15,600 gallons per day. The Joint Water Pollution Control Plant which serves the project site has a capacity 385 MGD and currently processes an average flow of 316.7 MGD. Source: County Sanitation Districts of Los Angeles letter 05/30/06.*
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site? *The Unit 8 Trunk Sewer has a capacity of 30.6 MGD and conveys a peak flow of approximately 15.2 MGD. The Joint Outfall D Unit 7 Trunk Seer has capacity 33.2 MGD and conveys a peak flow of approximately 12.8 MGD. Source: County Sanitation Districts of Los Angeles letter 05/30/06.*
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
☒ Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)

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

Project subject to sewer connection fee as authorized by the CA Health and Safety Code. Source: County Sanitation Districts of Los Angeles letter 05/30/06.

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? *It is foreseeable that a residential development of 60 dwelling units will contribute additional students and could create capacity problems.*
b.	☐	☐	☒	Could the project create capacity problems at individual schools that will serve the project site? *It is foreseeable that a residential development of 60 dwelling units will contribute additional students and could create capacity problems.*
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?

STANDARD CODE REQUIREMENTS

☒ State of California Government Code – Section 53080 (School Facilities Fee)
☒ Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

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

☐ Site Dedication

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? *The project site is served by Fire Station 36 located 1.35 miles away and by the Carson Sheriff' Station located 2.82 miles away.*
b.	☐	☐	☒	Are there any special fire or law enforcement problems associated with the project or the general area? *The project site may be located in a high crime area.*
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

☐ **MITIGATION MEASURES** ☐ **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? *A will-serve letter from The California Water Service Company is required.*
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)?
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, Title 28 – Chapters 3, 6 & 12
☒ Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

A will-serve letter from The California Water Service Company is required.

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? *The project area is urbanized.*
d.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ California 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? *There is an oil well located on the project site.*
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site? *There are no tanks proposed for the project site.*
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? *A hospital is located approximately 0.13 miles east of the project site but the project should not have an adverse environmental safety affect on the hospital.*
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? *There is an oil well on the project site.*
e.	☐	☐	☒	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? *There is an oil well on the project site.*
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? *The project site is not near a 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? *The project site is not included in the GeoTracker or CA Department of Toxic Substances Control databases.*
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? *The Phase I Environmental Assessment indicates pesticides in the site's soil.*

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

*Applicant shall implement all remediation tasks identified in the revised Remediation Action Plan **approved** by the Fire Department Hazardous Materials Division. Prior to grading a closure letter from the Fire Department Hazardous Materials Division is required.*

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? *The land use designation for the project site is Low Density Residential (1-6 dwelling units per acre). The project density is 13 dwelling units per acre.*
b.	☒	☐	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? *The zoning designation for the project site is A-1 but the project proposes a zone change to R3 DP.*
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**

A General Plan Amendment to change the land use designation and a zone change is required.

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? *The project will increase the local housing stock by 58 units.*
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.
c.	☐	☒	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

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

ZONE CHANGE CASE NO. 2006-00002-(2)
VESTING TENTATIVE TRACT MAP NO. 065157
CONDITIONAL USE PERMIT CASE NO. 2006-00018-(2)

The Los Angeles County Regional Planning Commission ("Commission") held a public hearing on February 28, 2007 for Zone Change Case No. 2006-00002-(2), Vesting Tentative Tract Map No. 065157 and Conditional Use Permit Case No. 2006-00018-(2). The Commission took its final action on June 27, 2007. The project proposes a subdivision of one multi-family lot with 60 detached condominium units on 5.22 gross acres. The project is located at 22700 Meyler Avenue in the Carson Zoned District within the unincorporated community of West Carson in the Second Supervisorial District. The subject property is bounded by existing single-family residences on the north and east, Meyler Avenue on the west and 228th Street on the south.

Notice of public hearing was published in the "Daily Breeze" 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.lacounty.gov/case.htm.

February 28, 2007 Public Hearing
Staff presented the project, which includes a request to change of zone from A-1 (Light Agricultural – 5000 Square Feet Minimum Required Lot Area) to R-2-DP (Two Family Residential – 5000 Square Feet Minimum Required Lot Area-Development Program). The vesting tentative map proposes to create one multi-family residential lot with 60 new detached condominium units. A conditional use permit ("CUP") 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 conditional use permit is first obtained. 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's representative, who discussed the need for housing and the project is similarity to architecture and scale with the surrounding development. The applicant responded to the Commission's questions

concerning the two existing cul-de-sacs and their future use as tot lots, private parks or additional guest parking. The Commission also inquired if proposed units could be attached creating more open space.

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

- Loss of Privacy – Testimony was taken that existing residents had concerns with the loss of privacy due to the proposed two-story residences extending above the proposed six-foot high wall.

- Limited on-street parking – Testimony was taken that parking is limited on Meyler Street, 226th Street, 227th Street and on 228th Street. Street cleaning also impacts the availability of street parking on certain days. Concerns were also raised related to increase of off-site street parking due to multiple families residing in the condominium units.

Other issues discussed included the project's density as being too high for the existing single-family neighborhood.

The Commission, after considering all the evidence, closed the public hearing and directed the applicant to work with staff on the design of a tot lot or private park within the two existing cul-de-sacs. 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 zone change, and directed staff to return with final findings and conditions.

June 27, 2007 Consent Date
Staff made a brief presentation and informed the Commission of the applicants' depiction of an emergency access gate with turf block on the existing cul-de-sac for 226th Street, a tot lot on the existing cul-de-sac on 227th Street and revisions to the tentative map. The revised tentative map was reviewed and approved by members of the Los Angeles County Subdivision Committee. The Commission adopted the Mitigated Negative Declaration, approved the CUP and tentative map, and adopted a resolution recommending to the Board approval of the zone change.

SMT:REC:rec
07/26/07

RPC MEETING DATE February 28, 2007
AGENDA ITEM NO. 7a, 7b & 7c

REGIONAL PLANNING COMMISSION
TRANSMITTAL CHECKLIST

PROJECT NO: TR065157-(2)

CASE NO. Vesting Tentative Tract Map No. 065157
Conditional Use Permit Case No. 2006-00018-(2)
Zone Change Case No. 2006-00002-(2)

CONTACT PERSON: Ramon Cordova RC

- ☒ STAFF REPORT
- ☒ DRAFT CONDITIONS (If Recommended For Approval)
- ☒ DRAFT FINDINGS (If Recommended For Approval)
- ☒ BURDEN OF PROOF STATEMENT (Zoning or Plan Amendment Requests)
- ☒ ENVIRONMENTAL DOCUMENTATION
- ☒ THOMAS BROTHERS MAP (Identifying Subject Property)
- ☒ LAND USE RADIUS MAP
- ☒ TENTATIVE TRACT MAP
- ☒ SITE PLAN, ELEVATIONS
- ☒ PHOTOGRAPHS
- ☒ CORRESPONDENCE
- ☒ GIS-NET MAP
- ☒ Exhibit "A"
- ☒ Correspondence letter from applicant

Reviewed By: SMcIntyre

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

RPC/HO MEETING DATE	CONTINUE TO
June 27, 2007	

ZC 2006-00002-(2)
TRACT MAP NO. 065157
CUP 2006-00018-(2)

AGENDA ITEM
#6a, 6b, 6c

PUBLIC HEARING DATE
February 28, 2007

APPLICANT	OWNER	REPRESENTATIVE
Don Wilson Builders	Kodaira Family Limited Partnership	Charles J. Moore, Esq.

REQUEST
Vesting Tentative Tract Map: To create one multi-family lot with 60 detached condominium units on 5.22 acres
Zone Change: To change the zoning from A-1 (Light Agricultural-5,000 Square Feet Minimum Required Lot Area) to R-2-DP (Two Family Residential – Development Program)
Conditional Use Permit: To ensure compliance with the Development Program zone

LOCATION/ADDRESS
22700 Meyler Avenue, Torrance

ACCESS
Meyler Avenue and 228th Street

ZONED DISTRICT
Carson

COMMUNITY
West Carson

EXISTING ZONING
A-1 (Light Agricultural-5,000 Square Feet Minimum Required Lot Area)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
5.22 acres gross/4.38 acres net	Nursery	Rectangular	Level

SURROUNDING LAND USES & ZONING

North: Single-family residential and Multi-family Residential and vacant property/A-1	**East:** Single-family residential/ R-1 (Single-Family Residence-5,000 Square Feet Minimum Required Lot Area)
South: Single-family residential/ R-1	**West:** Single-family residential/A-1

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	1 (Low-Density Residential)	31 DU	Yes, with infill findings

ENVIRONMENTAL STATUS
Mitigated Negative Declaration – Impacts reduced to less than significant with project mitigation include traffic and environmental safety.

DESCRIPTION OF SITE PLAN
The tentative map and exhibit "A," dated March 20, 2007, depict a gated development of 60 detached units on 5.22 gross acres. The multi-family lot is 4.38 net acres, and is served by an internal 20-foot wide private driveway and fire lane. Grading consists of 3,000 cubic yards of cut and fill with a maximum six-foot high perimeter wall. Project amenities include individual private areas and 16 guest parking spaces. Units range in size from 1,617 to 1,966 square feet, each with two covered parking spaces in an attached garage. The buildings reach a maximum height of 35 feet.

KEY ISSUES
- The project requires a General Plan infill finding for the proposed density of 60 dwelling units.
- The project also proposes a zone change from A-1 (Light Agricultural-5,000 Square Feet Minimum Required Lot Area) to R-2-DP (Two Family Residential – Development Program) with a maximum 13 units per net acre or 67 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 RAMON CORDOVA, LAND DIVISIONS (213) 974-6433		
RPC HEARING DATE (S) 2-28-07	RPC ACTION DATE 6-27-07	RPC RECOMMENDATION APPROVAL
MEMBERS VOTING AYE VALADEZ, BELLAMY, REW, HELSLEY	MEMBERS VOTING NO NONE	MEMBERS ABSENT MODUGNO
STAFF RECOMMENDATION (PRIOR TO HEARING) APPROVAL		
SPEAKERS* (O) 4 (F) 3	PETITIONS (O) 0 (F) 0	LETTERS (O) 2 (F) 1

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

Project No. TR 065157

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

- Corrections have been made since the Regional Planning Commission public hearing, related to eliminating the two existing cul-de-sacs and creating a tot lot and fire department emergency access to meet all County requirements. These changes have been reviewed by Los Angeles County Subdivision Committee and recommended conditions are attached.

Prepared by: Ramon Cordova

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

RPC/HO MEETING DATE	CONTINUE TO

ZC 2006-00002-(2)
TRACT MAP NO. 065157
CUP 2006-00018-(2)

AGENDA ITEM
#7a,b,c

PUBLIC HEARING DATE
February 28, 2007

APPLICANT	OWNER	REPRESENTATIVE
Don Wilson	Kodaira Family Limited Partnership	Charles J. Moore, Esq.

REQUEST
Vesting Tentative Tract Map: To create one multi-family lot with 60 detached condominium units on 5.22 acres
Zone Change: To change the zoning from A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area) to R-3-DP (Limited Multiple Residential – Development Program)
Conditional Use Permit: To ensure compliance with the Development Program zone

LOCATION/ADDRESS
22700 Meyler Avenue, Carson

ACCESS
Meyler Avenue and 228th Street

ZONED DISTRICT
Carson

COMMUNITY
West Carson

EXISTING ZONING
A-1 (Light Agricultural-5,000 Square Feet Minimum Required Lot Area)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
5.22 acres gross/4.38 acres net	Nursery	Rectangular	Level

SURROUNDING LAND USES & ZONING

North: Single-family residential and Multi-family Residential and vacant property/A-1

East: Single-family residential/ R-1 (Single-Family Residence-5,000 Square Feet Minimum Required Lot Area)

South: Single-family residential/ R-1

West: Single-family residential/A-1

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	1 (Low-Density Residential)	31 DU	Yes, with infill findings

ENVIRONMENTAL STATUS
Mitigated Negative Declaration – Impacts reduced to less than significant with project mitigation include traffic/access and environmental safety.

DESCRIPTION OF SITE PLAN
The tentative map and exhibit "A," dated October 4, 2006, depict a gated development of 60 detached units on 5.22 gross acres. The multi-family lot is 4.62 net acres, and is served by an internal 20-foot wide private driveway and fire lane. Grading consists of 3,000 cubic yards of cut and fill with a maximum six-foot high perimeter wall. Project amenities include individual private areas and 16 guest parking spaces. Units range in size from 1,617 to 1,966 square feet, each with two covered parking spaces in an attached garage. The buildings reach a maximum height of 35 feet.

KEY ISSUES
- The project requires a General Plan infill finding for the proposed density of 60 dwelling units.
- The project also proposes a zone change from A-1 (Light Agricultural-5,000 Square Feet Minimum Required Lot Area) to R-3-DP (Limited Multiple Residential – Development Program) with a maximum 30 units per net acre or 60 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		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

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

Project No. TR 065157

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 (western property boundary)
- The subject property is an abandoned nursery with mainly single-family residences to the north, south, west and east. The project also provides amenities including individual private areas. Of the project's total open area, approximately 36 percent will be landscaped. Sixteen guest parking spaces will be provided within the development.

Prepared by: Ramon Cordova

gis NET department of regional planning

VESTING TENTATIVE TRACT MAP NO. 065157

Printed On: Feb 22, 2007

Legend

Parcel Boundary
Arterial Street
Highway
Freeway

Master Plan of Highways
Expressway - (e)
Expressway - (p)
Ltd. Secondary Highway - (e)
Ltd. Secondary Highway - (p)
Parkway - (e)
Parkway - (p)
Major Highway - (e)
Major Highway - (p)
Secondary Highway - (e)
Secondary Highway - (p)
(e) Existing (p) Proposed

Railroad or Rapid Transit
Railroad
Rapid Transit
Underground Rapid Transit

Significant Ridgelines
Castaic CSD Primary
Castaic CSD Secondary
SMMNA Significant

Census Tract (2000)
Assessor Map Book (AMB) Bdy
Zoning Index Map Grid
Zoning Map Grid
USGS Quad Sheet Grid
The Thomas Guide Grid
TB Internal Page Grid
Very High Fire Hazard Severity Zone
Community Standards District (CSD)
CSD Area Specific Boundary
ESHA (Coast Only)
Significant Ecological Area (SEA)
Section Line
Township and Range
National Forest
Equestrian District (EQD)
Transit Oriented District (TOD)
Setback District
Zoned District (ZD)
Supervisorial District Boundary

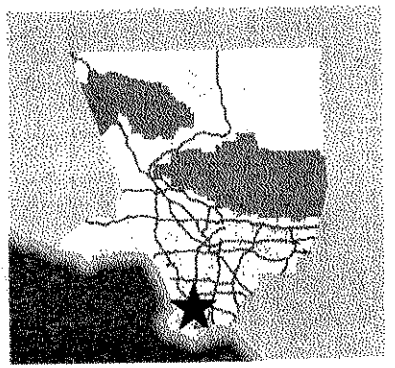
Safety Related Stations (From TB)
Fire Station
Highway Patrol
Police Station
Ranger Station
Sheriff Station

Zoning (Boundary)
Zoning
Zone A-1
Zone A-2
Zone B-1
Zone B-2
Zone C-1
Zone C-2
Zone C-3
Zone C-H
Zone C-M
Zone CPD
Zone C-R
Zone O-S
Zone IT
Zone M-1
Zone M-1.5
Zone M-2
Zone M-3
Zone MPD
Zone MXD
Zone O-S
Zone P-R
Zone R-1
Zone R-2
Zone R-3-( )U
Zone R-4-( )U
Zone R-A
Zone RPD
Zone R-R
Zone SP
Zone SR-D
Zone W

Landuse Policy (Not in Comm / Area Plan)
1 - Low Density Residential (1 to 6 du/ac)
2 - Low/Medium Density Residential (6 to 12 du/ac)
3 - Medium Density Residential (12 to 22 du/ac)
4 - High Density Residential (22 or more du/ac)
C - Major Commercial
I - Major Industrial
O - Open Space
P - Public and Semi-Public Facilities
RC - Rural Communities
R - Non-Urban
TC - Transportation Corridor

Inland Waterbody
Perennial
Intermittent
Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.



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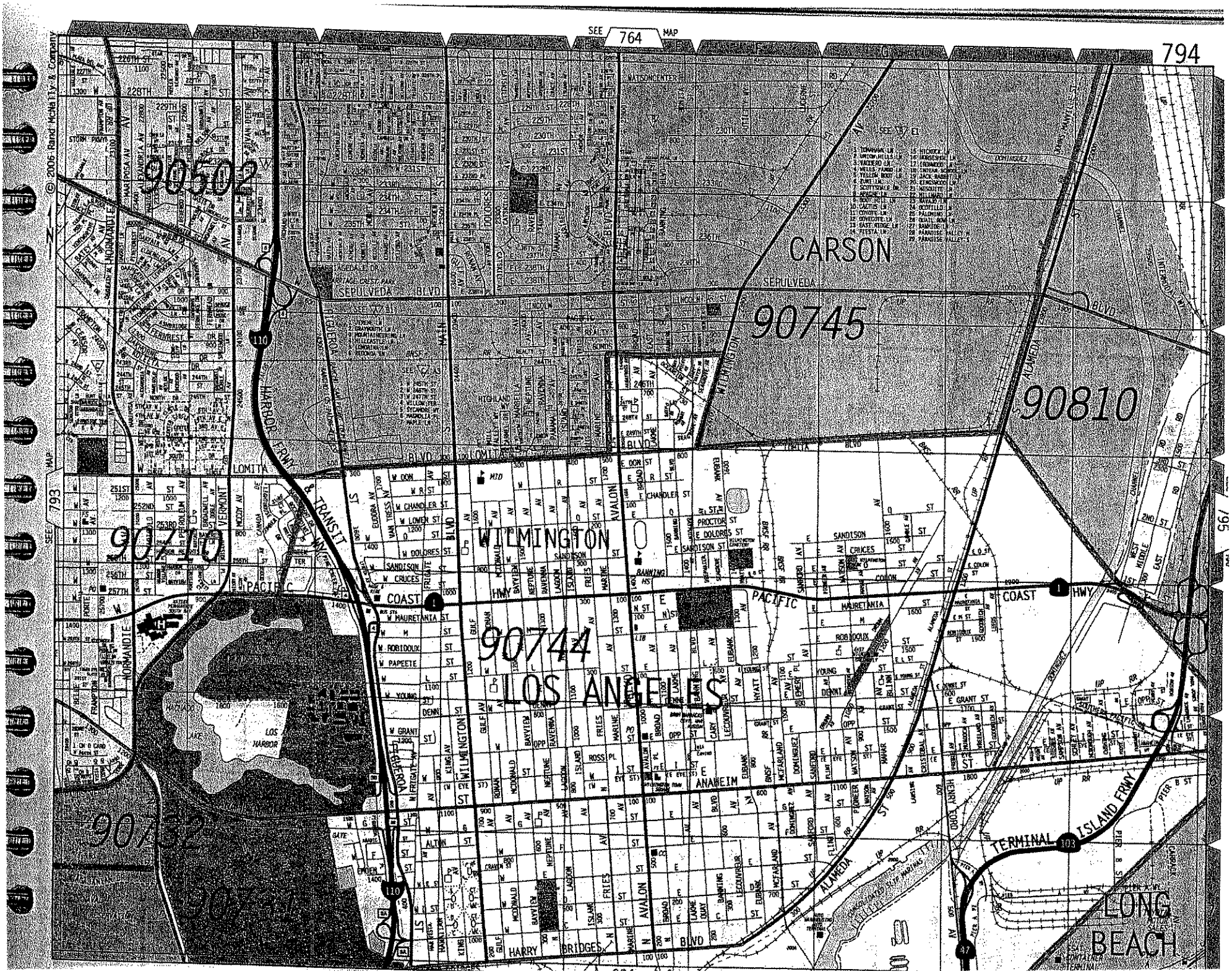

SEE 764 MAP
794
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CARSON
90745
90810
90710
WILMINGTON
90744
LOS ANGELES
90732
LONG BEACH
SEPULVEDA BLVD
LOMITA BLVD
PACIFIC COAST HWY
HARBOR FRWY & TRANSIT WY
TERMINAL ISLAND FRWY
ALAMEDA ST
HARRY BRIDGES BLVD
LOS HARBOR

ZONE CHANGE CASE NO. 2006-00002-(2)
VESTING TENTATIVE TRACT MAP NO. 065157
CONDITIONAL USE PERMIT CASE NO. 2006-00018-(2)

STAFF ANALYSIS
February 28, 2007 REGIONAL PLANNING COMMISSION PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Don Wilson Builders representing Kodaira Family Limited Partnership, proposes an enclosed condominium development of 60 detached units on 5.22 gross acres. The proposal requires approval of Zone Change Case No. 2006-00002-(2) to change zoning from A-1 (Light Agricultural-5,000 Square Feet Minimum Required Lot Area) to R-3-DP (Limited Multiple Residential – 5,000 Square Feet Minimum Required Lot Area - Development Program), and Vesting Tentative Tract Map No. 065157 to create one multi-family lot with 60 detached condominium units. The project also requires approval of Conditional Use Permit Case No. 2006-00018-(2) to ensure compliance with the Development Program zone.

The subject property is located at 22700 Meyler Avenue in the Carson Zoned District. Access to the subject property is provided by Meyler Avenue and 228th Street with the project entrance utilizing both streets. Approximately 3,000 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 Traffic/Access, Environmental Safety and Mandatory Findings.

DESCRIPTION OF PROJECT PROPERTY

Location: The project site is located at 22700 Meyler 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 5.22 gross acres in size (4.38 net acres) and comprised of one lot. The property is rectangular in shape with existing level terrain in an urbanized area.

Access: The property has frontage on four roads: Meyler Avenue, 228th Street, 226th Street and 227th Street. Meyler Avenue, a 50-foot wide dedicated street and 228th Street, proposed to be widened to 60 feet along project frontage, will serve as primary access to the site. An internal 20-foot wide private driveway and fire lane serves as direct access to the units. No direct access is proposed from 226th Street and 227th Street, both cul-de-sacs, on the south and are not required for emergency access by the Los Angeles County Fire Department ("Fire Department").

Services: Domestic water service will be provided by the California Water Service District. Domestic sewer service will be provided by the Los Angeles County Sanitation District No. 5. 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

Zone Change: The applicant requests approval of a zone change from A-1 (Light Agricultural-5,000 Square Feet Minimum Required Lot Area) 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. 065157 to create one multi-family lot with 60 detached condominium units.

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 A-1 (Light Agricultural-5,000 Square Feet Minimum Required Lot Area). 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: A-1
East: R-1(Single-Family Residence);
South: R-1 and
West: A-1.

EXISTING LAND USES

Subject Property: The subject property consists of one lot currently used as a plant nursery.

Surrounding Properties: Surrounding uses are as follows:
North: Single-family residences, multi-family residential and vacant properties;
East: Single-family residences;
South: Single-family residences; and
West: Single-family residences.

PREVIOUS CASE/ZONING HISTORY

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

Plot Plan No. 43557 was filed on a portion of the subject property on March 29, 1994 requesting the addition 720 square feet of office space. The case was denied on June 6, 1994 due to inactivity. Further, the proposed use was commercial in nature and this type of use is not permitted in the A-1 zone.

PROJECT DESCRIPTION

Vesting Tentative Tract Map No. 065157 and CUP No. 2006-00018-(2) Exhibit "A," dated October 4, 2006, depict an enclosed residential development of one multi-family lot with 60 detached condominium units on approximately 5.22 gross acres (4.38 net acres). The residential units are arranged along the four main internal private driveways. Two points of entry and exit for residents are proposed on Meyler Avenue and 228th Street. The 16 guest parking spaces to be provided (minimum 15 required) will be located along the two private driveways fronting on Meyler Avenue. Four spaces will be located on each side of the driveways for a total of eight spaces on both entrances. To ensure adequate access for the Fire Department, two hammer head turnarounds are also proposed. No guest parking spaces or hammer head turnarounds are proposed for the two private driveways fronting on 228th Street.

Of the 60 detached condominiums units, individual units range in size from 1,617 to 1,966 square feet and offered as two-story units. The units reach a maximum height of 25'-3" feet.

Approximately 1.61 acres (36 percent of the subject property) of landscape and open space area are provided within the development. Included in the project's landscape and open space are individual private areas and landscaped common areas.

Two required parking spaces per unit yields a minimum required of 120 covered spaces for the project. Guest parking is also required at a ratio of one space per four dwelling units, or minimum 15 guest parking spaces, 16 provided for the project. The project provides a total of 136 parking spaces, consistent with the minimum required. Of the total parking provided within the development, 120 parking spaces are provided within two-car garages.

Internal access is provided by a main 28-foot wide private driveway and fire lane with drive aisles of 20 feet wide between buildings. Grading consists of 3,000 cubic yards of earthwork to be balanced onsite. A maximum six-foot wall is proposed along the perimeter of the property to buffer from adjacent residential homes.

Proposed street improvements include installation or repair of full curbs, gutters and sidewalks along 228th Street and Meyler Avenue. Thirty (30) feet of right-of-way is required to be dedicated from centerline on Meyler Avenue and 228th Street. Right of way for a modified cul-de-sac bulb along the property frontage with a minimum of 32 feet turning radius on 226th Street and 227th Street. Also dedicate complete vehicular access rights on 226th Street and 227th Street. Street lights are required along 226th Street, 227th Street, 228th Street and Meyler Avenue. Street trees are also required along Meyler and 228th. Sewer improvements include installation and dedication of main line sewers and separate house laterals to each unit.

LOS ANGELES COUNTYWIDE GENERAL PLAN CONSISTENCY

The subject property is depicted within the Low Density Residential category on the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan"). This category of the General Plan identifies areas particularly suitable for single-family detached housing units and is intended to maintain the character of existing low density residential neighborhoods with densities up to six units per gross acre. The applicant's proposal to create 60 condominiums, approximately 11.47 dwelling units per acre, exceeds the density allowed under the Low Density Residential category. However, the

General Plan supports concentrated urban development. Specifically, "infill" residential development at "slightly higher" densities may be permitted (i.e., infill parcels designated for a Low Density Residential density may be developed at the Low-Medium Residential density of six to twelve dwelling units per acre). To qualify for the higher density, a project must comply with the following criteria:

1. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;

2. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;

3. The proposed project will not overburden existing public services and facilities;

4. The proposed use will not disrupt or adversely impact local traffic and parking conditions; and

5. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.

This project is in conformance with the requirements for infill development by meeting the following criteria:

- The proposed project will not disrupt the character of the established community which consists mainly of apartment buildings and single family homes. The project proposes one multi-family lot with 60 detached condominiums which is similar in density and development to the surrounding neighborhood.

- While the proposed project does not meet the criteria for sufficient lot size to accommodate density, it does meet the criteria for landscaping and guest parking. Each unit will have a private yard with a minimum of 250 square feet and will provide 16 parking spaces, one more than what is required.

- The proposed project will not overburden existing public services or facilities as it has been reviewed by Los Angeles County Departments of Public Works, Fire Department, Park & Recreation, Public Health and Regional Planning ("Regional Planning") and they have all cleared the project for public hearing.

- The proposed project has been reviewed by the Traffic and Lighting Division of Public Works and it has been determined it will not disrupt or adversely affect local traffic. This project will provide a two-car garage with each unit as well as 16 guest parking spaces and will not disrupt the parking conditions in the surrounding neighborhood.

- The proposed project will be required to undergo a specific site plan review before any development can commence on the site.

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.

ZONE CHANGE

The applicant is requesting to change the zoning of the subject property from A-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 existing "1" land use category of the General Plan which permits residential development up to twelve dwelling units per acre with infill findings.

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 Section 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 5.22 gross acres (4.38 net acres) will be located within the proposed R-3-DP zoning. The project size accommodates 5,000 square feet for each residential unit, and proposes 60 detached 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 proposed site 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:

- Traffic/Access
- Environmental Safety
- Mitigation Compliance

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; and payment of connection fees to the Los Angeles County Sanitation Districts.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health Services. The Subdivision Committee has reviewed the Tentative Tract and Exhibit "A" maps dated October 4, 2006, 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 January 23, 2007 approximately 244 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 Daily Breeze and La Opinion on January 28, 2007. Project materials, including a tentative tract and exhibit maps, land use map, environmental documentation and recommended conditions, were received at the Carson Regional Library on January 26, 2007. Standard public hearing notices were posted on the subject property fronting Meyler Avenue, 226th Street, 227th Street and 228th Street, on January 26, 2007. Public hearing materials were also posted on the Department of Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

Correspondence has been received from an adjacent property owner with concerns that the proposed development will increase traffic on Meyler Avenue and 228th Street. Staff also received one telephone call from an adjoining property owner regarding loss of privacy due to the proposed two-story residences extending beyond the proposed six-foot high wall.

STAFF EVALUATION

The proposed development is consistent with applicable provisions of the General Plan, Titles 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 zone change and CUP for the Development Program zone.

The project while exceeding the maximum density of the General Plan land use category, is consistent with General Plan's infill provisions. The General Plan encourages residential infill at densities compatible with and slightly higher than those of surrounding areas. The project meets the criteria established by the General Plan for infill development by submitting infill findings that the proposed 60 units, 11.47 dwelling units per acre, is compatible with the surrounding neighborhood and will not adversely affect the character of the established community. The applicant has also

submitted a site plan showing the project is of sufficient size to accommodate design features, landscaping and buffering to ensure compatibility with surrounding uses.

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 Meyler Avenue and 228th Street, and as designed would provide buffers from less denser uses to the north and east. 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.

FEES/DEPOSITS

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

California Department of Fish and Game:

1. Processing fee of $1,850.00 associated with the filing and posting of a Notice of Determination 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 $1,500.00 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, approve Vesting Tentative Tract Map No. 065157 and Conditional Use Permit Case No. 2006-00018-(2), and recommend to the Los Angeles County Board of Supervisors adoption of Zone Chase Case No. 2006-00002-(2).

Suggested Motion: " I move that the Regional Planning Commission close the public hearing, adopt the Mitigated Negative Declaration; approve Vesting Tentative Tract Map No. 065157 and Conditional Use Permit No. 2006-00018-(2); and recommend to the Los Angeles County Board of Supervisors adoption of Zone Change Case No. 2006-00002-(2)."

Attachments:

Conditions
Draft findings
Zone Change Burden of Proof
Conditional Use Permit Burden of Proof
Vesting Tentative Tract Map No. 065157
Conditional Use Permit Case No. 2006-00018-(2) Exhibit "A"
Land Use Map
Correspondence
Photographs

ST:REC
2/23/07

A RESOLUTION OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
RELATING TO ZONE CHANGE CASE NO. 2006-00002-(2)

WHEREAS, the Regional Planning Commission of the County of Los Angeles conducted a public hearing regarding Zone Change Case No. 2006-00002-(2), Vesting Tentative Tract Map No. 065157 and Conditional Use Permit Case No. 2006-00018-(2) on February 28, 2007; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The subject site is located at 22700 Meyler Avenue in the Carson Zoned District.

2. The rectangularly-shaped property is 5.22 gross acres (4.38 net acres) in size with level topography.

3. Access to the proposed development is provided by Meyler Avenue, a 50-foot wide dedicated street and 228th Street, a 60-foot wide dedicated street.

4. Zone Change Case No. 2006-00002-(2) is a related request to authorize change of zone from A-1 (Light Agricultural-5,000 Square Feet Minimum Required Lot Area) to R-3-DP (Limited –Multiple Family Residential-5,000 Square Feet Minimum Required Lot Area -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. 2006-00002-(2) was heard concurrently with Vesting Tentative Tract Map No. 065157, and Conditional Use Permit Case No. 2006-00018-(2) at the February 28, 2007 public hearing.

6. Vesting Tentative Tract Map No. 065157 is a related request to create one multi-family residential lot with 60 new detached condominium units on 5.22 gross acres.

7. Conditional Use Permit Case No. 2006-00018-(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:

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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."

8. 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 adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

9. The applicant's site plan, labeled as "Exhibit A," depicts a 5.22-acre rectangularly-shaped property developed with 60 detached condominium units within an enclosed development. The residential units are arranged along the four main internal private driveways. Two points of entry and exit are proposed on Meyler Avenue and 228th Street. Sixteen (16) guest parking spaces provided along the two private driveways fronting on Meyler Avenue. Four spaces will be located on each side of the driveways for a total of eight spaces at both entrances. For the Los Angeles County Fire Department ("Fire Department"), two hammer head turnarounds are also proposed. No guest parking spaces or hammer head turnarounds are proposed for the two private driveways fronting on 228th Street. Of the 60 detached condominiums units, individual units range in size from 1,617 to 1,966 square feet and offered as two-story homes. The units reach a maximum height of 25 feet three inches. Each unit has two covered parking spaces. Combined with the 16 guest parking spaces, the project provides a total of 136 parking spaces. Approximately 1.61 acres (36 percent of the subject property) of open area is provided within the development as well as individual private areas and landscaped common courtyard areas. Grading consists of 3,000 cubic yards of cut and fill to be balanced onsite. A maximum six-foot wall is proposed along the perimeter of the property to buffer from adjacent residential homes.

10. The property is depicted in the Low Density Residential ("1") land use category of the Los Angeles Countywide General Plan ("General Plan"). The proposed 60 dwelling units approximately 11.47 dwelling units per acre, exceed the density allowed under the Low Density Residential category. However, the General Plan supports concentrated urban development. Specifically, "infill" residential development at "slightly higher" densities may be permitted (i.e., infill parcels designated for a Low Density Residential density may be developed at the Low-Medium Residential density of six to twelve dwelling units per acre).

11. The project site is currently zoned A-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.

12. Surrounding zoning includes A-1 to the north and west and R-1 (Single-Family Residence- 5,000 Square Feet Minimum Required Lot Area) to the east and south.

13. The subject property consists of two lots currently used as a nursery. Surrounding uses include single-family residences, multi-family residences and vacant properties to the north with single-family residences to east, west and south

14. The project is consistent with the proposed R-3-DP zoning classification. Detached units 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 60 dwelling units is consistent with the maximum 156 dwelling units that can be accommodated by the R-3 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.

15. During the February 28, 2007 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.

16. One comment letter was received in opposition to the project, with concerns related to existing congestion on Meyler Avenue and 228th Street and both streets unable to accommodate additional traffic from the project. Staff also received one telephone call from an adjoining property owner regarding loss of privacy due to the proposed two-story residences extending above the proposed six-foot high wall.

17. On February 28, 2007 after taking all testimony, the Commission closed the public hearing.

18. 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).

19. 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, Public Health and Regional Planning.

20. 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. 065157, except as otherwise modified by Conditional Use Permit Case No. 2006-00018-(2).

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

22. 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.

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

24. 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.

25. 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 nursery land.

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

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

28. 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 traffic/access, 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.

29. 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.

30. This project has an effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

31. 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

2. Certify that the Mitigated Negative Declaration has been completed in compliance with CEQA, 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. Adopt Zone Change Case No. 2006-00002-(2) changing the zoning classification 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 28, 2007.

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

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FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR VESTING TENTATIVE TRACT MAP NO. 065157

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Vesting Tentative Tract Map No. 065157 on February 28, 2007. Vesting Tentative Tract Map No. 065157 was heard concurrently with Zone Change Case No. 2006-00002-(2) and Conditional Use Permit Case No. 2006-00018-(2).

2. Vesting Tentative Tract Map No. 065157 proposes a residential development of one multi-family lot with 60 new detached condominium units on 5.22 gross acres.

3. The subject site is located at 22700 Meyler Avenue in the Carson Zoned District.

4. The rectangularly-shaped property is 5.22 gross acres (4.38 net acres) in size with level topography.

5. Access to the proposed development is provided by Meyler Avenue, a 50-foot wide dedicated street and 228th Street, a 60-foot wide dedicated street.

6. The project site is currently zoned A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area) 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 A-1 to the north and west and R-1 (Single-Family Residence- 5,000 Square Feet Minimum Required Lot Area) to the east and south.

8. The subject property consists of two lots currently used as a nursery. Surrounding uses include single-family residences, multi-family residences and vacant properties to the north and single-family residences to east, west and south.

9. The project is consistent with the proposed R-3-DP zoning classification. Detached units 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 60 dwelling units is consistent with the maximum 156 dwelling units that can be accommodated by the R-3 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.

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Findings

10. The property is depicted in the Low Density Residential ("1") land use category of the Los Angeles Countywide General Plan ("General Plan"). The proposed 60 dwelling units approximately 11.47 dwelling units per acre, exceed the density allowed under the Low Density Residential category. However, the General Plan supports concentrated urban development. Specifically, "infill" residential development at "slightly higher" densities may be permitted (i.e., infill parcels designated for a Low Density Residential density may be developed at the Low-Medium Residential density of six to twelve dwelling units per acre).

11. Zone Change Case No. 2006-00002-(2) is a related request to authorize change of zone from A-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.

12. Conditional Use Permit Case No. 2006-00018-(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."

13. 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 adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

14. The applicant's site plan, labeled as "Exhibit A," depicts a 5.22-acre rectangularly-shaped property developed with 60 detached condominium units within an enclosed development. The residential units are arranged along the four main internal private driveways. Two points of entry and exit are proposed on Meyler Avenue and 228th Street. Sixteen (16) guest parking spaces provided along the two private driveways fronting on Meyler Avenue. Four spaces will be located on each side of the driveways for a total of eight spaces at both entrances. For the Los Angeles County Fire Department ("Fire Department"), two hammer head turnarounds are also proposed. No guest parking spaces or hammer head turnarounds are proposed for the two private driveways fronting on 228th Street. Of the 60 detached condominiums units, individual units range in size from 1,617

to 1,966 square feet and offered as two-story homes. The units reach a maximum height of 25 feet three inches. Each unit has two covered parking spaces. Combined with the 16 guest parking spaces, the project provides a total of 136 parking spaces. Approximately 1.61 acres (36 percent of the subject property) of open area is provided within the development as well as individual private areas and landscaped common courtyard areas. Grading consists of 3,000 cubic yards of cut and fill to be balanced onsite. A maximum six-foot wall is proposed along the perimeter of the property to buffer from adjacent residential homes.

14. During the February 28, 2007 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.

15. One comment letter was received in opposition to the project, with concerns related to existing congestion on Meyler Avenue and 228th Street and both streets unable to accommodate additional traffic from the project. Staff also received one telephone call from an adjoining property owner regarding loss of privacy due to the proposed two-story residences extending above the proposed six-foot high wall.

16. On February 28, 2007 after taking all testimony, the Commission closed the public hearing.

16. 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. 2006-00018-(2).

17. 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.

18. 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 Los Angeles County Department of Public Works.

19. 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.

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20. 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.

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

22. 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.

23. 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.

24. 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.

25. 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.

26. 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.

27. 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 traffic/access, 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.

28. 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.

29. This project has an effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

30. 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. 2006-00018-(2) and the Mitigation Monitoring Program.

31. 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. 065157 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

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DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. 065157

Map Date: 10-4-2006
Exhibit Map Date: 10-4-2006

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. 2006-00018-(2) and the Mitigation Monitoring Program.

2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit No. 2006-00018-(2), conform to the applicable requirements of the R-3-DP zone (Limited Multiple Residential – 5,000 Square Feet Minimum Required Lot Area - Development Program).

3. In accordance with Conditional Use Permit No. 2006-00018-(2), this land division is approved within a Development Program zone as a condominium development of 60 detached units with 1.61 acres (36 percent of the subject property) of landscape and open space areas.

4. Recordation of the final map is contingent upon approval of Zone Change Case No. 2006-00002-(2) by the Los Angeles County Board of Supervisors and the effectuation of an ordinance changing the zoning of the subject property from A-1 to R-3-DP.

5. Show Meyler Street, 228th Street, 226th Street and 227th Street 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. 2006-00018-(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 60 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 maintenance 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 project to use the driveways for access and the guest parking spaces throughout the subdivision.

12. 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. 2006-00018-(2) prior to issuance of a grading permit and/or building permit.

13. Plant at least one tree of a non-invasive species within the front yard of the multi-family lot, and a minimum additional 14 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.

14. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in the Southeast Planning Area, in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is $738.00 per dwelling unit ($738.00 X 60 dwelling units = $44,280.00). The subdivider may contact the County Librarian at (562) 940-8450 regarding payment of fees.

15. Within five days of the tentative map approval date, remit a $1,850.00 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. 065157. 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 $1,500.00 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

Conditions

forth in Conditional Use Permit Case No. 2006-00018-(2), the attached mitigation monitoring program, and the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of members of the Public Works, Fire Department, Department of Parks and Recreation, and Public Health.

RP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 065157 (Rev.)

TENTATIVE MAP DATED 10-04-2006
TENTATIVE MAP DATED 10-04-2006

The following reports consisting of 15 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.