



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Dennis Slavin
Acting Director

October 24, 2017

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

Dear Supervisors:

**APPEAL OF PROJECT NO. R2015-01232-(2)
VESTING TENTATIVE TRACT MAP NO. 073082
CONDITIONAL USE PERMIT NO. 201500052
ENVIRONMENTAL ASSESSMENT NO. 201500089
APPLICANT: THE BEDFORD GROUP
VIEW PARK ZONED DISTRICT
SECOND SUPERVISORIAL DISTRICT (3-VOTES)**

SUBJECT

The project referenced above would create one multi-family residence lot developed with 88 new, attached single-family residence condominium units within one building on 1.84 gross acres. The site is zoned C-1 (Restricted Business).

The project would also grant a Conditional Use Permit (CUP) to authorize a residential development within a commercial zone, exceeding the maximum height allowed and reducing of the front yard setback required by zone regulations.

The site takes access from Overhill Drive to the east.

The project was approved by the Regional Planning Commission (RPC) on August 2, 2017. This action is being appealed by the United Homeowner's Association II (UHA II) Board of Directors, represented by John W. Heath, Esq.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Indicate its intent to certify the Mitigated Negative Declaration (MND) associated with Environmental Assessment No. 201500089 and adopt the Mitigation Monitoring and Reporting Program (MMRP), finding that the implementation of the mitigation measures would reduce the potential environmental impacts to a level below significance.

2. Indicate its intent to deny the appeal and instruct County Counsel to prepare the necessary findings to affirm the RPC's approval of Vesting Tentative Tract Map No. 073082 and CUP 201500052.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The project would be consistent with the applicable policies of the 2035 General Plan in that it would not exceed population projections and would be consistent with the Plan's General Commercial (GC) land use designation. The plan discusses the geography of the site's area in the description of the Westside Planning Area, Planning Areas Framework chapter. The site is shown to be located near the Ladera Heights/View Park – Windsor Hills Opportunity Area, where the area is characterized by a mix of large parcels with regional commercial activities, local-serving retail services and offices, and where significant pedestrian improvements and commercial corridor revitalization are needed to create an attractive, walkable center with linkages to nearby neighborhoods.

The Housing Element of the 2035 General Plan identifies the need to plan for denser and more compact housing types that are necessary in the unincorporated areas to accommodate the changing housing needs for populations such as a growing older citizen population, younger individuals living alone, low-income households and others who need and/or desire condominiums and smaller, more affordable housing units, along with more community – serving commercial uses.

Several policies of the 2035 General Plan are applicable to and met by the proposed project, including policies encouraging infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites and policies, encouraging environmentally sensitive and appropriate building design with distinct landscaping and building features. The project meets the burdens of proof by proposing housing within the allowed maximum density range in order to justify exceeding the maximum height and reducing the front yard setback development standards of the zone. The project would be consistent with the GC land use designation, which allows single-family and multi-family residences in developed areas, and 2035 General Plan policies for community design, energy efficient development and sustainable subdivisions by proposing development where infrastructure and public services exist, proposing to employ sustainable energy practices, avoiding habitat fragmentation, minimizing fire risks, and meeting green building and neighborhood standards.

The site is physically suitable for the type of development being proposed. Landscaping and siting features provide buffer zones along the project boundaries which serve as transition areas between the surrounding commercial retail and lower density single-family residential uses. The Vesting Tentative Tract Map and Exhibit "A" depict one multi-family residence lot developed with 88 new, attached single-family residence condominium units within one building on 1.84 gross acres. Development would be located where there is existing infrastructure and utility systems along Overhill Drive. In addition, the proposed project would provide housing within an existing urbanized area with nearby services and employment opportunities. The lot meets the minimum lot size. A private driveway and fire

lane connect the site to Overhill Drive, a public street, adjacent to and east of the site. Conditions of approval require improvement of the public right-of-way including street trees and re-striping of the street. The proposed project would constitute creative design and complementary visual quality.

Implementation of Strategic Plan Goals

A condition of approval for the project requires the applicant to enter into a covenant with the Community Development Commission (CDC), and otherwise comply with County Code Sections 22.56.2640 and 22.60.100, whereby the applicant will provide a plan for marketing and selling a minimum five percent affordable housing set-aside of the proposed units for sale to initial buyers that qualify at moderate income limits, households with a maximum of 120 percent area median income (AMI). The applicant's testimony conveyed the project would allow first-time homebuyers an opportunity to own more affordable property in the area. The affordable housing set-aside implements the Strategic Plan to make investments that transform lives through addressing the affordable housing social challenge. This proposal helps support some of the County's vulnerable population and raises the stock of moderate income level affordable housing units in the County.

The project promotes active and healthy lifestyles in support of the County's Strategic Plan strategy II.2.4 to support safe and comfortable built environments that encourage physical activity by being part of a walkable neighborhood and providing a pool and open space for various forms of recreation and physical activity.

FISCAL IMPACT/FINANCING

Approval or denial of the appeal would not result in any new significant costs to the County or to the Department of Regional Planning (Department), as the proposed project is a private development. Any construction costs and operating costs will be borne by the applicant. Existing and proposed infrastructure and public services are adequate to accommodate the proposed project, as confirmed by the Los Angeles County Departments of Public Works, Fire, Public Health, and Parks and Recreation.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A duly noticed public hearing was held before RPC on August 2, 2017. The Department's staff gave a presentation recommending approval of the project. The applicant shared a video that exhibited project details including proposed amenities and required improvements. Public comments were heard by 38 speakers where 15 speakers indicated project support and 23 indicated concern or opposition. After discussion and clarification of the scope of the affordable housing proposal, RPC closed the public hearing, certified the MND and adopted the MMRP, and approved the project.

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Pursuant to subsection A of Section 22.60.230 of the County Code, John W. Heath, Esq., representative for UHA II, appealed the RPC's approval to the Board of Supervisors on August 14, 2017. A public hearing is required pursuant to Section 22.60.240 of the County Code. Notice of the hearing must be given pursuant to the standards of Government Code Sections 6061 and 65090 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

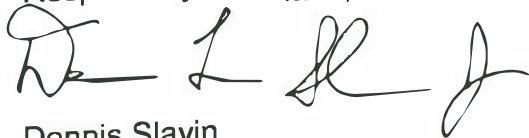
The Department has determined by way of an Initial Study, that an MND was necessary for the project. RPC certified that the MND was completed in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines related thereto and that it independently reviewed and considered the MND and found that it adequately ensured compliance with the mitigation measures during project implementation. RPC further determined that there was no substantial evidence that the project would have a significant effect on the environment with implementation of the mitigation measures and adopted the MND.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the appeal of the Vesting Tentative Tract Map and CUP is not anticipated to have a negative impact on current services.

For further information, please contact Steven Jones at (213) 974-6433 or sdjones@planning.lacounty.gov.

Respectfully submitted,



Dennis Slavin
Acting Director

DS:MT:SDJ:lm

- Attachments: 1. Findings and Conditions
2. Commission Staff Reports and Correspondence
3. MND and MMRP

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works