Los Angeles County
Department of Regional Planning

*Planning for the Challenges Ahead*

Jon Sanabria
Acting Director of Planning

October 26, 2009

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:

**PROJECT NO. TR063296-(2)**
**GENERAL PLAN AMENDMENT CASE NO. 200500009**
**ZONE CHANGE CASE NO. 200500014**
**CONDITIONAL USE PERMIT CASE NO. 200500152**
**VESTING TENTATIVE TRACT MAP NO. 063296**
**ENVIRONMENTAL ASSESSMENT CASE NO. 200500152**
**CARSON ZONED DISTRICT**
**SECOND SUPERVISORIAL DISTRICT (3-VOTE)**
**223RD NORMANDIE PROPERTIES**
**23545 CRENSHAW BOULEVARD, SUITE 100**
**TORRANCE, CA 90505**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Consider the Mitigated Negative Declaration ("MND") for General Plan Amendment Case No. 200500009, Zone Change Case No. 200500014, Conditional Use Permit ("CUP") Case No. 200500152, and Vesting Tentative Tract Map No. 063296, together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment with mitigation, find that the MND reflects the independent judgment and analysis of the Board, and adopt the MND.

2. Instruct County Counsel to prepare the necessary documents to adopt General Plan Amendment Case No. 200500009 and approve Zone Change Case No. 200500014, as recommended by the Los Angeles County Regional Planning Commission ("Commission").

3. Instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of Conditional Use Permit Case No. 200500152 and Vesting Tentative Tract Map No. 063296.

## PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

- Update the land use category and zoning on the subject property to allow the property owner to develop the property with multi-family condominium residences that are compatible with the existing surrounding uses and allow housing to be located closer to existing services, facilities, infrastructure and employment.

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

## IMPLEMENTATION OF STRATEGIC PLAN GOALS

Fiscal Responsibility

The proposed general plan amendment, zone change, vesting tentative tract map and conditional use permit promote the goal of fiscal responsibility. The proposed residential development, located in an urban revitalization area, will efficiently utilize existing infrastructure investments and reduce the demand for extension of and maintenance of linear utilities and infrastructure to undeveloped land located on or beyond the urban fringe.

Improving Quality of Life

The proposed general plan amendment, zone change, vesting tentative tract map and conditional use permit also promote the County's vision for improving the quality of life in Los Angeles County. The project allows for the provision of 58 condominium units in an area transitioning from older industrial and manufacturing uses to single-family and multi-family residential uses. The project will result in a high-quality residential development that will improve the value and quality of life of the community.

## FISCAL IMPACT/FINANCING

Adoption of the proposed general plan amendment and zone change, as well as approval of the vesting tentative tract map and conditional use permit, should not result in any new significant costs to the County, as the owner is bearing the full costs of new development and construction. No request for financing is being made.

## FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On November 7, 2007, the Commission conducted a public hearing on General Plan Amendment Case No. 200500009, Zone Change Case No. 200500014, CUP Case No. 200500152, and Vesting Tentative Tract Map No. 063296. The requests before the Commission were: to amend the Land Use Policy Map of the General Plan from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) and Category I (Major Industrial) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units Per Acre); to change 2.54 net acres zoned M-1 (Light Manufacturing) and A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area) to R-3-23U-DP (Limited Multiple Residence - 23 Dwelling Units Per Net Acre - Development Program); approval of a CUP for the Development Program ("DP") zone including a modification of the maximum building height of 35 feet in the R-3 zone to allow up to 44 feet, and maximum fence height within the front yard setback of three and one half feet to allow up to six feet; and approval of vesting tentative tract map to create one multi-family lot with 58 attached condominium units in seven buildings; and.

The Commission voted 4-0 (1 absent) at its November 7, 2007 meeting to close the public hearing; indicate its intent to adopt the MND, approve the vesting tentative map and CUP, and recommend to the Board approval of the general plan amendment and adoption of the zone change; and directed staff to return with final findings and conditions for approval at a future consent date. On December 7, 2007, the applicant indicated to staff its intent to change the project, and requested that the project be placed on hold. Subsequently, the applicant decided not to make any changes. On September 17, 2008, the Commission adopted the MND and approved the vesting tentative map and CUP, and recommended to your Board approval of the general plan amendment and adoption of the zone change.

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 general plan amendment and zone change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65856 and 66452.5 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090 and 65856 relating to notice of public hearing.

## ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with the California

Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et.seq.), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of the County of Los Angeles. In accordance with State and County Environmental Quality guidelines, an MND was prepared for the project. The MND concludes that certain potentially significant impacts are reduced to less than significant with implementation of the proposed mitigation measures in the Mitigation Monitoring Program ("MMP").

Potential impacts found to be less than significant with project mitigation include:

- Noise
- Water Quality
- Traffic
- Fire/Sheriff Services
- Environmental Safety

Noise: Potential impacts to noise include construction activities, proximity of condominium units to Normandie Avenue, air conditioning units, trash pick-up and vehicular speeds within the interior driveways. Mitigation measures for noise include limiting both weekly and daytime hours of construction and trash pick-up, requiring minimum 15-foot setbacks for the condo units, proper shielding for the air conditioning units, and posted speed limits of 10-15 miles per hour.

Water Quality: Potential impacts to water quality include point-source water pollution from the project site. Mitigation measures for water quality include obtaining a National Pollutant Discharge Elimination System ("NPDES") permit.

Traffic: Potential impacts to traffic include truck haul routes and truck traffic related to construction activities and resident/guest vehicular traffic. Mitigation measures for traffic include submittal of a construction worksite traffic control plan, developer fees for street improvements at the intersection and along Normandie Avenue and 223rd Street and obtaining a School Pedestrian Route Map from LAUSD for the nearby elementary school to ensure pedestrian safety during school hours.

Fire/Sheriff Services: Potential impacts to Fire/Sheriff services include service coverage availability and access to the gated project site. Mitigation measures for Fire/Sheriff services include contacting the Los Angeles County Fire Department prior to building permit issuance to determine payment of a fair share of fire protection services, and providing the Los Angeles County Sheriff's Department with a restricted radio frequency access gate opener.

Environmental Safety: Potential impacts to environmental safety include soil contamination during construction. Mitigation measures for environmental safety include soil remediation to eliminate the contamination.

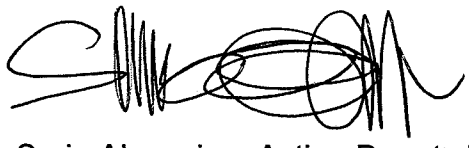
Based on the MND, adoption of the general plan amendment and zone change, and approval of the vesting tentative tract map and conditional use permit, the project will not have a significant effect on the environment with implementation of the proposed mitigation measures in the MMP.

## IMPACT ON CURRENT SERVICES (OR PROJECTS)

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

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria
Acting Director of Planning



Sorin Alexanian, Acting Deputy Director
Current Planning Division

SA:SMT:jds

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

C: County Counsel
Assessor
Director, Department of Public Works
Director, Department of Regional Planning

**A RESOLUTION OF THE**
**REGIONAL PLANNING COMMISSION**
**OF THE COUNTY OF LOS ANGELES**
**RELATING TO GENERAL PLAN AMENDMENT CASE NO. 200500009**

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

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles conducted a public hearing regarding General Plan Amendment Case No. 200500009, Zone Change Case No. 200500014, Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 200500152 on November 7, 2007; and

**WHEREAS**, the Regional Planning Commission ("Commission") finds as follows:

1. The applicant proposes to create a gated multi-family residential development of 58 attached condominium units in seven buildings, with a central open space/recreational area on a 3.13 gross acre site.

2. The subject site is located at the intersection of 223rd Street and Normandie Avenue, within the Carson Zoned District and unincorporated community of West Carson.

3. The rectangular "L" shaped subject property is 3.13 gross acres (2.54 net acres) in size with level topography. The subject property is currently occupied by five single-family residences, an auto sales lot and commercial storage space.

4. Primary access to the project property will be from 223rd Street, an 82-foot wide public street.

5. General Plan Amendment Case No. 200500009 is a request to amend the Los Angeles Countywide General Plan ("General Plan") from Category 1 (Low Density Residential-One to Six Dwelling Units Per Acre) and Category I (Major Industrial) to Category 3 (Medium Density Residential-12 to 22 Dwelling Units Per Acre).

6. General Plan Amendment Case No. 200500009 was heard concurrently with Zone Change Case No. 200500014, Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 200500152.

7. Zone Change Case No. 200500009 is a related request to change 3.13 acres of M-1 (Light Manufacturing) and A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-23U-DP (Limited Multiple Residence- 23 Dwelling Units Per Net Acre- Development Program).

8. Vesting Tentative Tract Map No. 063296 is a related request to create one multi-family lot with 58 attached condominium units in seven buildings on a 3.13 gross acre site.

9. Conditional Use Permit Case No. 200500152 is a related request for approval of the Development Program zone. In addition, the subject project proposes the following modifications to the R-3 zone:

    a. Modification of the maximum permitted building height of 35 feet in the R-3 zone to allow up to 44 feet.

    b. Modification of the front yard corner setback at the intersection of 223rd Street and Normandie Avenue, to provide a setback of eight feet rather than the required setback of 15 feet from the property line, due to an additional 27-foot, 45-degree "corner" dedication required by the Los Angeles County Department of Public Works ("Public Works").

    c. Modification of the front yard setback to allow construction of perimeter fencing to a maximum height of six feet, which is 30 inches higher than the 42 inches allowed in the R-3 zone.

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

11. The applicant's site plan, labeled Exhibit "A", depicts 58 attached condominium units in seven buildings dispersed evenly throughout the project site. The project site is in an "L"-shaped configuration. The buildings will be two and three stories in height, and covered resident parking will be provided on the first floor of the buildings. Access to the development will be gated and single-means via 223rd Street. A 26-foot wide private driveway and fire lane system is proposed, with a total of 15 uncovered guest parking spaces adjacent to the private driveways. There is a large circular fire vehicle turnaround at the easterly end of the project site with a radius of 42 feet. A common open space/recreation area is proposed in the middle of the development, totaling approximately 7,828 square feet. The project is proposed to be surrounded by block walls with a height of six feet. Approximately 7,000 cubic yards of grading is proposed, with 5,000 cubic yards to be imported to the project site. No Oak trees are present on the subject site.

12. The property is depicted within the Major Industrial land use category of the General Plan Land Use Policy Map. A General Plan Amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre. The density of the proposed residential development, approximately 18.5 dwelling units per gross acre, is consistent with the maximum allowed by Category 3.

13. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area) and M-1 (Light Industrial). The current zoning was created by Ordinance No. 2006-0030Z, which established the Carson Zoned District on May 2, 2006.

14. Surrounding zoning is A-1 and R-3-DP (Limited Multiple Residence-Development Program) to the north, A-1 to the east, M-1 to the south, and the City of Los Angeles to the west.

15. Surrounding land uses to the north and east consist of single-family residences and an elementary school, with multi-family residences to the north. To the south is a mobilehome park, liquor store, light industrial park, kennel, freight, storage, and single and multi-family residences. To the west is a recreation center and single-family residences.

16. The project is consistent with the proposed R-3-DP zoning classification. Attached multi-family residences are permitted in the R-3-DP zone pursuant to Section 22.20.260 of the Los Angeles County Code ("County Code").

17. Correspondence was received from the Los Angeles County Sanitation District reiterating their comments submitted during the environmental review process and the requirement for payment of sewer connection fees.

18. During the November 7, 2007 public hearing, the Commission heard a presentation from staff and testimony from the applicant as well as the public. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.

19. During the November 7, 2007 public hearing, the owner's representative gave a multimedia presentation concerning the proposed development, circulated additional exhibits and provided a copy of the slide show presentation to the Commission and staff.

20. During the November 7, 2007 public hearing, two residents provided testimony regarding the proposed development. The first testifier, a local business owner with commercial property adjacent to the subject property, stated concerns related to reduced employee parking for his business, additional traffic to be generated and traffic along Normandie for trucks and tractor-trailers gaining access to his adjacent business. The testifier lastly commented that he is for "making the area better" and "gentrifying the area."

    The second testifier, a local homeowner, stated concerns related to the inadequacy of the applicant's public outreach efforts, project density and type of proposed residences

("attached" and not "detached"), and traffic safety for children walking to and from the nearby elementary school. Lastly, the second testifier commented that the proposed project looks like a "penitentiary" and that it brings "too much change."

During the November 7, 2007 public hearing, the applicant responded to each of the concerns given by the testifiers. Traffic patterns are at "Level A" in the AM hours, and "Level C" in the PM hours, meaning that no proposed change to the level of service along Normandie is necessary. In addition, the applicant responded that Public Works will not allow traffic to take direct access from Normandie, and that the proposed driveway will be gated for emergency access only.

The applicant also responded that he will continue to inform the community and that "outreach" will be an ongoing process.

The applicant responded that although some residents recently opposed an adjacent project originally proposing commercial uses, the subject project is only proposing new residences, and that the proposal is consistent with the surrounding area.

Lastly, the applicant responded that he intends to meet the mitigation monitoring requirements and to work with the Los Angeles Unified School District (LAUSD) regarding the safety of children traveling along nearby school routes.

21. During the November 7, 2007 public hearing, the Commission made several statements concerning the testimony and overall project.

First, the Commission asked if the project street frontage is bordered by a wrought iron fence, as well as the location and extent of the proposed block walls. Staff clarified that that wrought iron fencing is proposed along the entire street frontage, with some street frontage having a combination block wall/wrought iron fencing. Staff further clarified that a portion of the Normandie Avenue street frontage would have a combination two-foot retaining wall with a four-foot wrought iron fence, for a combined total of six feet in height.

Second, the Commission stated that the project Covenants Conditions and Restrictions ("CC&Rs") would need to address concerns related to graffiti removal ("to be removed no later than 6:00 AM the following morning"), disclosure of surrounding noise and "fumes" from commercial vehicles, guest parking ("no parking in the private driveway and fire lane"), outside storage and parking of recreational vehicles (both "not allowed"). Regarding disclosure to future residents, the Commission specifically stated that the applicant should work with the first testifier (adjacent business owner) to include in the CC&Rs details of the testifier's business operations (to include business hours, truck traffic and parking, and truck "warm-up" times). The Commission directed the testifier to write a letter to the applicant giving details of business operations, to

include noise and other nuisances produced. Staff further clarified that the applicant can record a "disclosure affidavit" for the surrounding uses, to be provided as a condition of project approval. Regarding onsite resident and guest parking, the Commission specifically stated that any proposed "tandem" parking should not allow parking for recreational vehicles, and to be stated as such in the CC&Rs.

Lastly, the Commission made an additional recommendation for an onsite play area for children. The Commission instructed the applicant to meet with the Los Angeles County Fire Department ("Fire Department") to discuss the safety of a potential "play court" in the proposed project fire turnaround area.

22. On November 7, 2007, after hearing all testimony, the Commission closed the public hearing and indicated their intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 200500152, and recommend to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 200500009, and adoption of Zone Change Case No. 200500014.

23. On September 17, 2008, the Commission adopted the Mitigated Negative Declaration, approved Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 200500152, and recommended to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 200500009 and adoption of Zone Change Case No. 200500014.

24. The plan amendment is 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.

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. 063296.

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

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

31. Approval of the recommended plan amendment will enable implementation of the various land use objectives identified, including location of higher-density residential development near existing services and infrastructure.

32. Adoption of the proposed local plan amendment will enable the development of the subject property as proposed.

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

34. 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 less than significant effects with project mitigation regarding noise, water quality, traffic, fire/sheriff services and environmental safety. Based on the Initial Study and project revisions, a Mitigated Negative Declaration ("MND") 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 ("MMP").

35. After consideration of the attached MND and MMP 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 MND reflects the independent judgment and analysis of the Commission, and adopts the MND and attached MMP.

36. This project does not have "no 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 Fee.

37. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the

Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

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

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

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

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

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

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

6. Adopt General Plan Amendment Case No. 200500009 amending the Land Use Policy map of the General Plan as depicted on the Exhibit attached hereto and described hereinabove.

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 September 17, 2008.

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

AMENDMENT TO COUNTYWIDE GENERAL PLAN

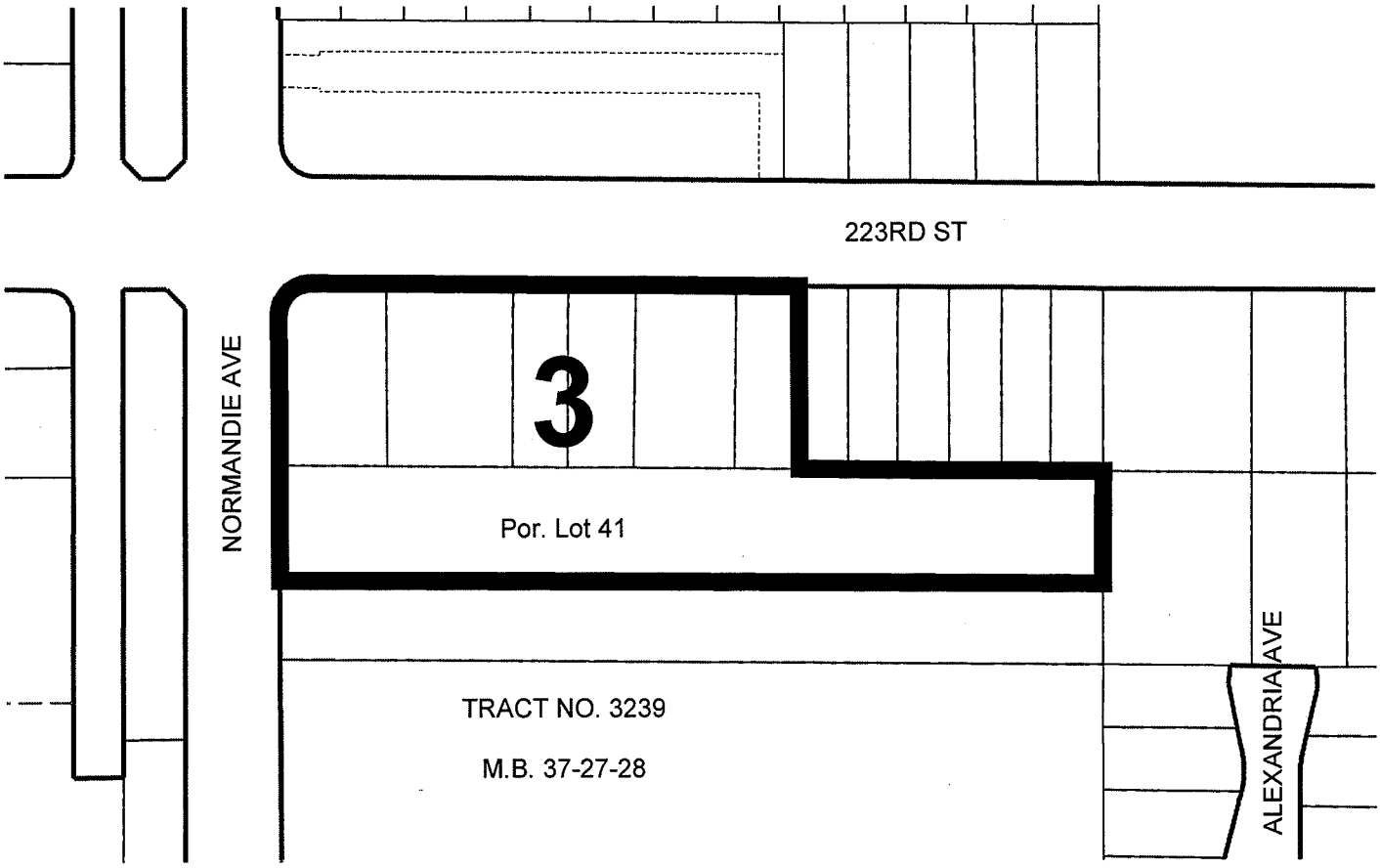
# WEST CARSON COMMUNITY

# PLAN AMENDMENT: 2005-00009 (2)

## ON: _____

## CATEGORY 1 & I TO CATEGORY 3

(PROPOSED: MEDIUM-DENSITY RESIDENTIAL 12-22 DU/AC)




**LEGAL DESCRIPTION:**

THAT PORTION OF THE LOT 41 OF TRACT NO. 3239, AS PER MAP RECORDED IN BOOK 37 PAGE 27 AND 28 OF MAPS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE WEST 421 FEET OF THE NORTH ONE-HALF OF SAID LOT AND THE NORTH 87.5 FEET OF THE SOUTH ONE-HALF OF SAID LOT OF SAID TRACT.

**LEGEND:**

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- PLAN AMENDMENT AREA

N

0 100 200 FEET

COUNTY ZONING MAP
048H197

**DIGITAL DESCRIPTION:** \AMENDMENT\W_CARSON

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
LESLIE BELLAMY, CHAIR
JON SANABRIA, ACTING PLANNING DIRECTOR

**A RESOLUTION OF**
**THE REGIONAL PLANNING COMMISSION**
**OF THE COUNTY OF LOS ANGELES**
**RELATING TO ZONE CHANGE CASE NO. 200500014**

**WHEREAS**, the Los Angeles County Regional Planning Commission ("Commission") has conducted a public hearing in the matter of Zone Change Case No. 200500014, General Plan Amendment Case No. 200500009, Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 200500152 on November 7, 2007; and

**WHEREAS**, the Commission finds as follows:

1. The applicant proposes to create a gated multi-family residential development of 58 attached condominium units in seven buildings, with a central open space/recreational area on a 3.13 gross acre site.

2. The subject site is located at the intersection of 223rd Street and Normandie Avenue, within the Carson Zoned District and unincorporated community of West Carson.

3. The rectangular "L" shaped subject property is 3.13 gross acres (2.54 net acres) in size with level topography. The subject property is currently occupied by five single-family residences, an auto sales lot and commercial storage space.

4. Primary access to the project property will be from 223rd Street, an 82-foot wide public street.

5. Zone Change Case No. 200500009 is a request to change 3.13 acres of M-1 (Light Manufacturing) and A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-23U-DP (Limited Multiple Residence- 23 Dwelling Units Per Net Acre- Development Program).

6. Zone Change Case No. 200500014 was heard concurrently with General Plan Amendment Case No. 200500009, Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 200500152.

7. General Plan Amendment Case No. 200500009 is a related request to change the existing Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) and Major Industrial ("I") land use categories to Category 3 (Medium Density Residential-12 to 22 Dwelling Units Per Acre) of the Los Angeles Countywide General Plan ("General Plan").

8. Vesting Tentative Tract Map No. 063296 is a related request to create one multi-family lot with 58 attached condominium units in seven buildings on a 3.13 gross acre site.

9. Conditional Use Permit Case No. 200500152 is a related request for approval of the Development Program zone. In addition, the subject project proposes the following modifications to the R-3 zone:

   a. Modification of the maximum permitted building height of 35 feet in the R-3 zone to allow up to 44 feet.

   b. Modification of the front yard corner setback at the intersection of 223rd Street and Normandie Avenue, to provide a setback of eight feet rather than the required setback of 15 feet from the property line, due to an additional 27-foot, 45-degree "corner" dedication required by the Los Angeles County Department of Public Works ("Public Works").

   c. Modification of the front yard setback to allow construction of perimeter fencing to a maximum height of six feet, which is 30 inches higher than the 42 inches allowed in the R-3 zone.

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

11. The applicant's site plan, labeled Exhibit "A", depicts 58 attached condominium units in seven buildings dispersed evenly throughout the project site. The project site is in an "L"-shaped configuration. The buildings will be two and three stories in height, and covered resident parking will be provided on the first floor of the buildings. Access to the development will be gated and single-means via 223rd Street. A 26-foot wide private driveway and fire lane system is proposed, with a total of 15 uncovered guest parking spaces adjacent to the private driveways. There is a large circular fire vehicle turnaround at the easterly end of the project site with a radius of 42 feet. A common open space/recreation area is proposed in the middle of the development, totaling approximately 7,828 square feet. The project is proposed to be surrounded by block walls with a height of six feet. Approximately 7,000 cubic yards of grading is proposed, with 5,000 cubic yards to be imported to the project site. No Oak trees are present on the subject site.

12. The property is depicted within the Major Industrial land use category of the General Plan Land Use Policy Map. A General Plan Amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre. The density of the proposed residential development, approximately 18.5 dwelling units per gross acre, is consistent with the maximum allowed by Category 3.

13. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area) and M-1 (Light Industrial). The current zoning was created by Ordinance No. 2006-0030Z, which established the Carson Zoned District on May 2, 2006.

14. Surrounding zoning is A-1 and R-3-DP (Limited Multiple Residence-Development Program) to the north, A-1 to the east, M-1 to the south, and the City of Los Angeles to the west.

15. Surrounding land uses to the north and east consist of single-family residences and an elementary school, with multi-family residences to the north. To the south is a mobile home park, liquor store, light industrial park, kennel, freight, storage, and single and multi-family residences. To the west is a recreation center and single-family residences.

16. The project is consistent with the proposed R-3-23U-DP zoning classification. Attached multi-family residences are permitted in the R-3-DP zone pursuant to Section 22.20.300 and 22.20.320 of the Los Angeles County Code ("County Code").

17. Correspondence was received from the Los Angeles County Sanitation District reiterating their comments submitted during the environmental review process and the requirement for payment of sewer connection fees.

18. During the November 7, 2007 public hearing, the Commission heard a presentation from staff and testimony from the applicant as well as the public. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.

19. During the November 7, 2007 public hearing, the owner's representative gave a multimedia presentation concerning the proposed development, circulated additional exhibits and provided a copy of the slide show presentation to the Commission and staff.

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    The second testifier, a local homeowner, stated concerns related to the inadequacy of the applicant's public outreach efforts, project density and type of proposed

residences ("attached" and not "detached"), and traffic safety for children walking to and from the nearby elementary school. Lastly, the second testifier commented that the proposed project looks like a "penitentiary" and that it brings "too much change."

During the November 7, 2007 public hearing, the applicant responded to each of the concerns given by the testifiers. Traffic patterns are at "Level A" in the AM hours, and "Level C" in the PM hours, meaning that no proposed change to the level of service along Normandie is necessary. In addition, the applicant responded that Public Works will not allow traffic to take direct access from Normandie, and that the proposed driveway will be gated for emergency access only.

The applicant also responded that he will continue to inform the community and that "outreach" will be an ongoing process.

The applicant responded that although some residents recently opposed an adjacent project originally proposing commercial uses, the subject project is only proposing new residences, and that the proposal is consistent with the surrounding area.

Lastly, the applicant responded that he intends to meet the mitigation monitoring requirements and to work with the Los Angeles Unified School District (LAUSD) regarding the safety of children traveling along nearby school routes.

21. During the November 7, 2007 public hearing, the Commission made several statements concerning the testimony and overall project.

First, the Commission asked if the project street frontage is bordered by a wrought iron fence, as well as the location and extent of the proposed block walls. Staff clarified that that wrought iron fencing is proposed along the entire street frontage, with some street frontage having a combination block wall/wrought iron fencing. Staff further clarified that a portion of the Normandie Avenue street frontage would have a combination two-foot retaining wall with a four-foot wrought iron fence, for a combined total of six feet in height.

Second, the Commission stated that the project Covenants Conditions and Restrictions ("CC&Rs") would need to address concerns related to graffiti removal ("to be removed no later than 6:00 AM the following morning"), disclosure of surrounding noise and "fumes" from commercial vehicles, guest parking ("no parking in the private driveway and fire lane"), outside storage and parking of recreational vehicles (both "not allowed"). Regarding disclosure to future residents, the Commission specifically stated that the applicant should work with the first testifier (adjacent business owner) to include in the CC&Rs details of the testifier's business operations (to include business hours, truck traffic and parking, and truck

"warm-up" times). The Commission directed the testifier to write a letter to the applicant giving details of business operations, to include noise and other nuisances produced. Staff further clarified that the applicant can record a "disclosure affidavit" for the surrounding uses, to be provided as a condition of project approval. Regarding onsite resident and guest parking, the Commission specifically stated that any proposed "tandem" parking should not allow parking for recreational vehicles, and to be stated as such in the CC&Rs.

Lastly, the Commission made an additional recommendation for an onsite play area for children. The Commission instructed the applicant to meet with the Los Angeles County Fire Department ("Fire Department") to discuss the safety of a potential "play court" in the proposed project fire turnaround area.

22. On November 7, 2007, after hearing all testimony, the Commission closed the public hearing and indicated their intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 200500152, and recommend to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 200500009, and adoption of Zone Change Case No. 200500014.

23. On September 17, 2008, the Commission adopted the Mitigated Negative Declaration, approved Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 200500152, and recommended to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 200500009 and adoption of Zone Change Case No. 200500014.

24. The plan amendment is 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.

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. 063296.

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. The proposed change of zone from A-1 to R-3-23U-DP is consistent with the goals and objectives of the General Plan in that it will increase the supply of market-rate housing, and it will promote the efficient use of land through a more concentrated pattern of urban development.

30. The requested zone change to R-3-23U-DP is necessary to authorize the proposed development on the subject property. The related development project is consistent with the proposed R-3-23U-DP zoning classification because pursuant to Section 22.40.040 of the County Code, property in a DP zone may be used for any use permitted in the basic zone, subject to the conditions and limitations of the conditional use permit and approved development program contained therein. Multi-family residences are permitted in the R-3-DP zone by Sections 22.20.300 and 22.20.320 of the Los Angeles County Code. The proposed density of 18.5 dwelling units per acre is consistent with the R-3-DP zone, since the zoning would allow the 58 dwelling units proposed for the subject property.

31. Modified conditions warrant revisions in the zoning of the subject property. The existing A-1and M-1 zoning classifications were reflective of the previously agricultural, rural and industrial nature of the site and surrounding community. However, the property is no longer suitable for these uses, as it has become surrounded by single and multi-family residential development.

32. A need for the proposed zone classification exists within the community because a countywide demand exists for infill housing. The General Plan recognizes the limited supply of prime land available for housing and the need for more concentrated urban forms of development.

33. The subject property is a proper location for the proposed R-3-23U-DP zoning classification and placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because it is on a corner lot which will least affect surrounding properties and will be a showcase for residential developments in the community. The proposed zoning classification is consistent with the land use designations of the General Plan and compatible with surrounding zoning and land uses.

34. Compatibility with surrounding land uses will be further ensured through the conditions of approval of the related conditional use permit.

35. 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 less than significant effects with project mitigation regarding noise, water quality, traffic, fire/sheriff services and environmental safety. Based on the Initial Study and project revisions, a Mitigated Negative Declaration ("MND") 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 ("MMP").

36. After consideration of the attached MND and MMP 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 MND reflects the independent judgment and analysis of the Commission, and adopts the MND and attached MMP.

37. This project does not have "no 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 Fee.

38. 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 Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the 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 Zone Change Case No. 200500014, a proposed change of zone from A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area) and M-1 (Light Manufacturing) to R-3-23U-DP (Limited Multiple Residence- 23 Dwelling Units Per Net Acre- Development Program) on 3.13 gross acres.

2. Certify completion of and approve the attached Mitigated Negative Declaration and determine that Zone Change Case No. 200500014 will not have a significant effect upon the environment.

3. Find the recommended zoning is consistent with the goals, policies, and programs of the General Plan.

4. Find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone.

5. Adopt recommended Zone Change Case No. 200500014, changing the zoning classification on the property as depicted on the attached Exhibit and described hereinabove.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on September 17, 2008.

Linda Maramba (for)

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

CHANGE OF PRECISE PLAN

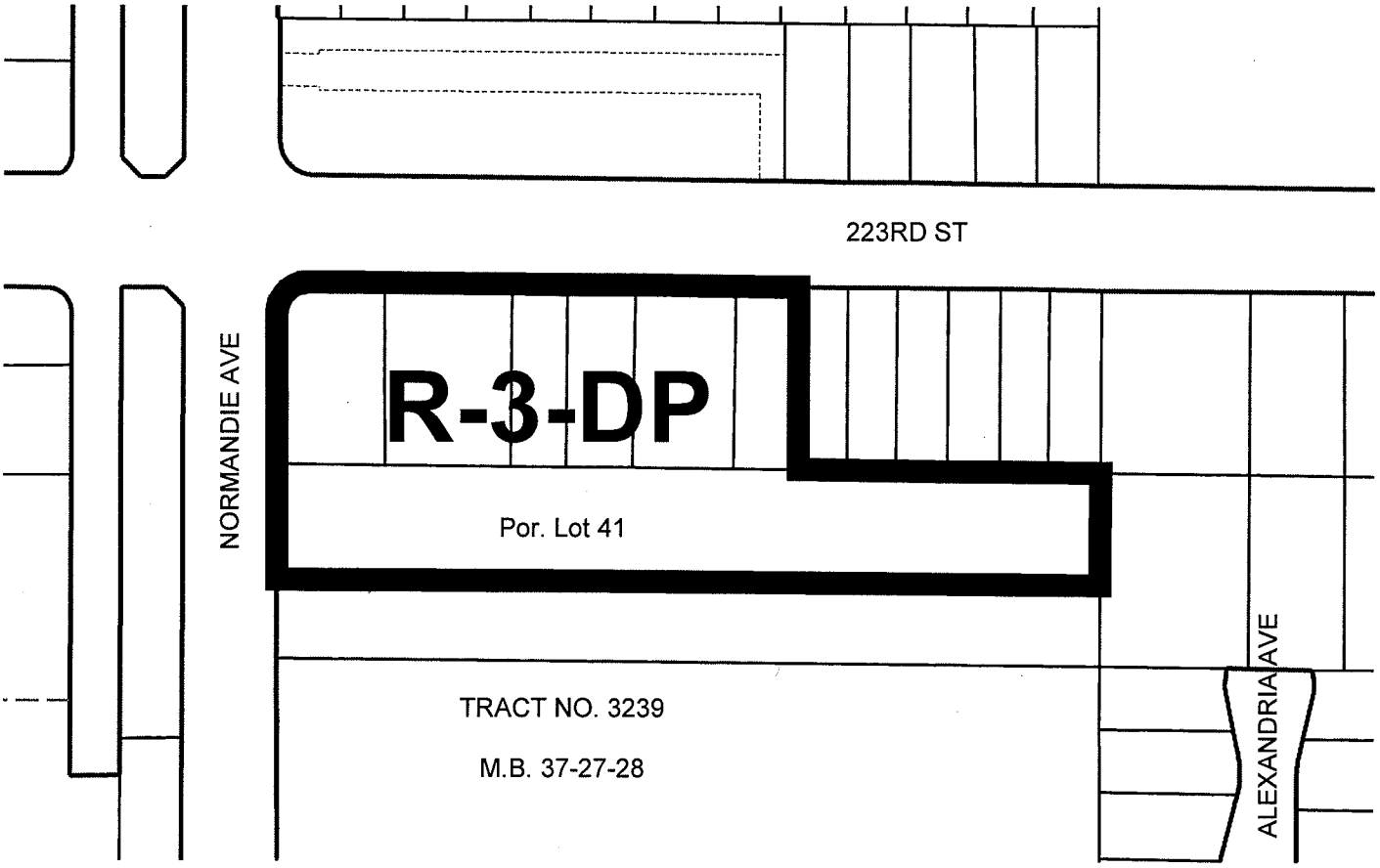
**CARSON ZONED DISTRICT**

# ADOPTED BY ORDINANCE: _____

**ON:** _____

**ZONING CASE: ZC 2005-00014 (2)**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE




**LEGAL DESCRIPTION:**

THAT PORTION OF THE LOT 41 OF TRACT NO. 3239, AS PER MAP RECORDED IN BOOK 37 PAGE 27 AND 28 OF MAPS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE WEST 421 FEET OF THE NORTH ONE-HALF OF SAID LOT AND THE NORTH 87.5 FEET OF THE SOUTH ONE-HALF OF SAID LOT OF SAID TRACT.

**LEGEND:**

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

N

0 100 200 FEET

COUNTY ZONING MAP
048H197

**DIGITAL DESCRIPTION:** \ZCO\ZD_CARSON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
LESLIE BELLAMY, CHAIR
JON SANABRIA, ACTING PLANNING DIRECTOR

**FINDINGS OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES FOR CONDITIONAL USE PERMIT CASE NO. 2005-00152-(2)**

1. The Regional Planning Commission of the County of Los Angeles ("Commission") has conducted a public hearing on the matter of Conditional Use Permit Case No. 2005-00152-(2) on November 7, 2007. Conditional Use Permit Case No. 2005-00152-(2) was heard concurrently with General Plan Amendment Case No. 2005-00009-(2), Zone Change Case No. 2005-00014-(2) and Vesting Tentative Tract Map No. 063296.

2. The applicant proposes to create a gated multi-family residential development of 58 attached condominium units in seven buildings, with a central open space/recreational area on a 3.13 gross acre site.

3. The subject site is located at the intersection of 223rd Street and Normandie Avenue, within the Carson Zoned District and unincorporated community of West Carson.

4. The rectangular "L" shaped subject property is 3.13 gross acres (2.54 net acres) in size with level topography. The subject property is currently occupied by five single-family residences, an auto sales lot and commercial storage space.

5. Primary access to the project property will be from 223rd Street, an 82-foot wide public street.

6. Conditional Use Permit Case No. 2005-00152-(2) is a request for approval of the Development Program zone. In addition, the subject project proposes the following modifications to the R-3 zone:

   a. Modification of the maximum permitted building height of 35 feet in the R-3 zone to allow up to 44 feet.

   b. Modification of the front yard corner setback at the intersection of 223rd Street and Normandie Avenue, to provide a setback of eight feet rather than the required setback of 15 feet from the property line, due to an additional 27-foot, 45-degree "corner" dedication required by the Los Angeles County Department of Public Works ("Public Works").

   c. Modification of the front yard setback to allow construction of perimeter fencing to a maximum height of six feet, which is 30 inches higher than the 42 inches allowed in the R-3 zone.

7. General Plan Amendment Case No. 2005-00009-(2) is a request to amend the Los Angeles Countywide General Plan ("General Plan") from Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) and Category I (Major Industrial) to Category 3 (Medium Density Residential-12 to 22 Dwelling Units Per Acre).

**FINDINGS**

8. Zone Change Case No. 2005-00009-(2) is a related request to change 3.13 acres of M-1 (Light Manufacturing) and A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-23U-DP (Limited Multiple Residence- 23 Dwelling Units Per Net Acre- Development Program).

9. Vesting Tentative Tract Map No. 063296 is a related request to create one multi-family lot with 58 attached condominium units in seven buildings on a 3.13 gross acre site.

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

11. The applicant's site plan, labeled Exhibit "A", depicts 58 attached condominium units in seven buildings dispersed evenly throughout the project site. The project site is in an "L"-shaped configuration. The buildings will be two and three stories in height, and covered resident parking will be provided on the first floor of the buildings. Access to the development will be gated and single-means via 223rd Street. A 26-foot wide private driveway and fire lane system is proposed, with a total of 15 uncovered guest parking spaces adjacent to the private driveways. There is a large circular fire vehicle turnaround at the easterly end of the project site with a radius of 42 feet. A common open space/recreation area is proposed in the middle of the development, totaling approximately 7,828 square feet. The project is proposed to be surrounded by block walls with a height of six feet. Approximately 7,000 cubic yards of grading is proposed, with 5,000 cubic yards to be imported to the project site. No Oak trees are present on the subject site.

12. The property is depicted within the Major Industrial land use category of the General Plan Land Use Policy Map. A General Plan Amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre. The density of the proposed residential development, approximately 18.5 dwelling units per gross acre, is consistent with the maximum allowed by Category 3.

13. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area) and M-1 (Light Industrial). The current zoning was created by Ordinance No. 2006-0030Z, which established the Carson Zoned District on May 2, 2006.

14. Surrounding zoning is A-1 and R-3-DP (Limited Multiple Residence-Development Program) to the north, A-1 to the east, M-1 to the south, and the City of Los Angeles to the west.

**FINDINGS**

15. Surrounding land uses to the north and east consist of single-family residences and an elementary school, with multi-family residences to the north. To the south is a mobile home park, liquor store, light industrial park, kennel, freight, storage, and single and multi-family residences. To the west is a recreation center and single-family residences.

16. The project is consistent with the proposed R-3-DP zoning classification. Attached multi-family residences are permitted in the R-3-DP zone pursuant to Section 22.20.260 of the Los Angeles County Code ("County Code").

17. Correspondence was received from the Los Angeles County Sanitation District reiterating their comments submitted during the environmental review process and the requirement for payment of sewer connection fees.

18. During the November 7, 2007 public hearing, the Commission heard a presentation from staff and testimony from the applicant as well as the public. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.

19. During the November 7, 2007 public hearing, the owner's representative gave a multimedia presentation concerning the proposed development, circulated additional exhibits and provided a copy of the slide show presentation to the Commission and staff.

20. During the November 7, 2007 public hearing, two residents provided testimony regarding the proposed development. The first testifier, a local business owner with commercial property adjacent to the subject property, stated concerns related to reduced employee parking for his business, additional traffic to be generated and traffic along Normandie for trucks and tractor-trailers gaining access to his adjacent business. The testifier lastly commented that he is for "making the area better" and "gentrifying the area."

    The second testifier, a local homeowner, stated concerns related to the inadequacy of the applicant's public outreach efforts, project density and type of proposed residences ("attached" and not "detached"), and traffic safety for children walking to and from the nearby elementary school. Lastly, the second testifier commented that the proposed project looks like a "penitentiary" and that it brings "too much change."

    During the November 7, 2007 public hearing, the applicant responded to each of the concerns given by the testifiers. Traffic patterns are at "Level A" in the AM hours, and "Level C" in the PM hours, meaning that no proposed change to the level of service along Normandie is necessary. In addition, the applicant responded that Public Works will not allow traffic to take direct access from Normandie, and that the proposed driveway will be gated for emergency access only.

The applicant also responded that he will continue to inform the community and that "outreach" will be an ongoing process.

The applicant responded that although some residents recently opposed an adjacent project originally proposing commercial uses, the subject project is only proposing new residences, and that the proposal is consistent with the surrounding area.

Lastly, the applicant responded that he intends to meet the mitigation monitoring requirements and to work with the Los Angeles Unified School District (LAUSD) regarding the safety of children traveling along nearby school routes.

21. During the November 7, 2007 public hearing, the Commission made several statements concerning the testimony and overall project.

First, the Commission asked if the project street frontage is bordered by a wrought iron fence, as well as the location and extent of the proposed block walls. Staff clarified that that wrought iron fencing is proposed along the entire street frontage, with some street frontage having a combination block wall/wrought iron fencing. Staff further clarified that a portion of the Normandie Avenue street frontage would have a combination two-foot retaining wall with a four-foot wrought iron fence, for a combined total of six feet in height.

Second, the Commission stated that the project Covenants Conditions and Restrictions ("CC&Rs") would need to address concerns related to graffiti removal ("to be removed no later than 6:00 AM the following morning"), disclosure of surrounding noise and "fumes" from commercial vehicles, guest parking ("no parking in the private driveway and fire lane"), outside storage and parking of recreational vehicles (both "not allowed"). Regarding disclosure to future residents, the Commission specifically stated that the applicant should work with the first testifier (adjacent business owner) to include in the CC&Rs details of the testifier's business operations (to include business hours, truck traffic and parking, and truck "warm-up" times). The Commission directed the testifier to write a letter to the applicant giving details of business operations, to include noise and other nuisances produced. Staff further clarified that the applicant can record a "disclosure affidavit" for the surrounding uses, to be provided as a condition of project approval. Regarding onsite resident and guest parking, the Commission specifically stated that any proposed "tandem" parking should not allow parking for recreational vehicles, and to be stated as such in the CC&Rs.

Lastly, the Commission made an additional recommendation for an onsite play area for children. The Commission instructed the applicant to meet with the Los Angeles County Fire Department ("Fire Department") to discuss the safety of a potential "play court" in the proposed project fire turnaround area.

**FINDINGS**

22. On November 7, 2007, after hearing all testimony, the Commission closed the public hearing and indicated their intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 2005-00152-(2), and recommend to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 2005-00009-(2), and adoption of Zone Change Case No. 2005-00014-(2).

23. On September 17, 2008, the Commission adopted the Mitigated Negative Declaration, approved Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 2005-00152-(2), and recommended to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 2005-00009-(2) and adoption of Zone Change Case No. 2005-00014-(2).

24. The proposed use is subject to the development standards and requirements applicable to the R-3-DP zone, as set forth in Sections 22.28.130 through 22.28.170 of the County Code, as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080 of the County Code.

25. The applicant has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of Section 22.40.050 of the County Code.

26. As a condition of approval of this grant, the applicant will be required to comply with all applicable development program conditions as set forth in Section 22.40.070 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 regarding noise, traffic, water quality, fire/sheriff services and environmental safety. Prior to the release of the proposed Mitigated Negative Declaration ("MND") 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 Initial Study and project revisions, the Department of Regional Planning ("Regional Planning") has prepared an MND 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 ("MMP").

28. After consideration of the attached MND and the MMP 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 MND reflects the independent judgment and analysis of the Commission, and adopts the MND and attached MMP.

29. This project does not have "no 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 Fee.

30. Approval of this Conditional Use Permit is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for General Plan Amendment Case No. 2005-00009-(2), Zone Change Case No. 2005-00014-(2) and Vesting Tentative Tract Map No. 063296.

31. 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.

32. 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 Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**BASED ON THE FOREGOING, THE COMMISSION CONCLUDES:**

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

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;

**FINDINGS**

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

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Sections 22.40.060 and 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

**THEREFORE,** in view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 2005-00152-(2) is approved, subject to the attached conditions established by the Commission.

**DEPARTMENT OF REGIONAL PLANNING**
**CONDITIONAL USE PERMIT CASE NO. 2005-00152-(2)**

**Exhibit "A" Date: April 24, 2007**

**CONDITIONS:**

1. This grant authorizes the use of a development program of the subject property for 58 new attached condominium units in seven buildings in a gated development, with 0.80 acres of landscaping and common open space, as depicted on the approved Exhibit "A" map (dated April 24, 2007) or an approved revised Exhibit "A", subject to all of the following conditions of approval.

2. Approval of this grant is contingent upon approval of General Plan Amendment Case No. 2005-00009-(2) by the Los Angeles County Board of Supervisors ("Board") and the effectuation of an ordinance changing the zoning of the subject property from A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) and M-1 (Light Industrial) to R-3-23U-DP (Limited Multiple Residence- 23 Dwelling Units Per Net Acre- Development Program).

3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County 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. 7, and until all required monies have been paid pursuant to Condition Nos. 8 and 40.

4. 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.

5. 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.

6. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission ("Commission") or a Los Angeles County Hearing Officer ("Hearing Officer") may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

7. 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 of the subject property.

8. Within five days from the approval date, the permittee shall remit a processing fee (currently $2,068.00) payable to the County of Los Angeles ("County") in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the 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.

9. 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.

10. If 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 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 inspections shall be the amount equal to the recovery cost at the time of payment (currently $150.00 per inspection).

11. The permittee shall defend, indemnify and hold harmless Los Angeles County (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 such claim, action, or proceeding and the County shall reasonably cooperate in the defense.

12. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of $5,000, from which actual costs shall be billed an 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 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 by the department reach 80 percent of the amount on deposit 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 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 permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

13. This grant shall expire unless used within two years after the recordation of a final map for Tentative Parcel Map No. 26805. In the event that Tentative Parcel Map No. 26805 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.

14. The subject property shall be graded, developed and maintained in substantial conformance with the approved tentative tract map and the approved Exhibit "A" (dated April 24, 2007) or an approved revised Exhibit "A".

15. The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 063296.

16. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director of Planning").

17. This grant authorizes the following modifications as shown on the approved Exhibit "A" from the provisions set forth in Sections 22.20.300 and 22.20.320 of the County Code:

    a. Modification of the maximum permitted building height of 35 feet in the R-3 zone to allow up to 44 feet.

    b. Modification of the front yard corner setback at the intersection of 223rd Street and Normandie Avenue, to provides a setback of eight feet rather than the required setback of 15 feet from property line, due to an additional 27-foot, 45-degree "corner" dedication required by the Los Angeles County Department of Public Works ("Public Works").

    c. Modification of the front yard setback to allow construction of perimeter fencing to a maximum height of six feet, which is 30 inches higher than the 42 inches allowed in the R-3 zone.

18. Prior to final map approval, submit an Exhibit "A" showing a minimum building setback of 15 feet along Normandie Avenue in accordance with Mitigation Monitoring Program Item No. 3.

19. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.

20. No structure shall exceed a height of 44 feet above grade, except for chimneys and rooftop antennas.

21. A minimum of 131 automobile parking spaces, as depicted on the approved Exhibit "A" (dated April 24, 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 15 guest parking spaces distributed throughout the project site as depicted on the approved Exhibit "A" (dated April 24, 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. The permittee shall provide for continual enforcement in the Covenants, Conditions, and Restrictions ("CC&Rs") to the satisfaction of Regional Planning.

22. Pursuant to Section 1129B of the State Building Code, one of the 15 guest parking spaces must be an accessible parking space for the disabled. Prior to the issuance of any building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a revised Exhibit "A" showing the required accessible parking space.

23. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review prior to final map approval.

24. 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.

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

26. State in the CC&Rs that parking of recreational vehicles and outside storage shall not be allowed within the development.

27. Disclose in the CC&Rs information related to business operations and business hours for all adjacent non-residential uses, to include information regarding noise and other nuisances.

28. All utilities shall be placed underground.

29. 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").

30. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and adjacent property owners have been notified.

31. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00 a.m. and 6:00 p.m., and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.

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

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

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

35. The permittee shall obtain all necessary permits from the Los Angeles County Department of Public Works ("Public Works") and shall maintain all such permits in full force and effect throughout the life of this permit.

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

37. 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 premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

38. In the event such extraneous markings occur, the permittee shall remove or cover said graffiti, markings, drawings, or signage by 6:00 AM the next day. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

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

40. 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 facilities shall be provided to the satisfaction of said department.

41. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.

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

43. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

    a. Timing of Planting. Prior to the issuance of building permits for any construction the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping.

    b. The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs and/or ground cover shall be completed within six months following occupancy.

44. 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.

45. 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 herein by this reference and made conditions of this grant. The permittee shall comply with all mitigation measures in accordance with the attached Mitigation Monitoring Program ("MMP"). After completion of the appeal period, record a covenant and agreement, and submit a draft copy to Regional Planning for approval prior to recording, 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 permittee shall submit annual mitigation monitoring reports to Regional Planning for approval. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

46. Deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigations Monitoring Reports.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES FOR VESTING TENTATIVE TRACT MAP NO. 063296**

1. The Regional Planning Commission of the County of Los Angeles ("Commission") has conducted a public hearing on the matter of Vesting Tentative Tract Map No. 063296 on November 7, 2007. Vesting Tentative Tract Map No. 063296 was heard concurrently with General Plan Amendment Case No. 2005-00009-(2), Zone Change Case No. 2005-00014-(2) and Conditional Use Permit Case No. 2005-00152-(2).

2. The applicant proposes to create a gated multi-family residential development of 58 attached condominium units in seven buildings, with a central open space/recreational area on a 3.13 gross acre site.

3. The subject site is located at the intersection of 223rd Street and Normandie Avenue, within the Carson Zoned District and unincorporated community of West Carson.

4. The rectangular "L" shaped subject property is 3.13 gross acres (2.54 net acres) in size with level topography. The subject property is currently occupied by five single-family residences, an auto sales lot and commercial storage space.

5. Primary access to the project property will be from 223$^{rd}$ Street, an 82-foot wide public street.

6. Vesting Tentative Tract Map No. 063296 is a related request to create one multi-family lot with 58 attached condominium units in seven buildings on a 3.13 gross acre site.

7. General Plan Amendment Case No. 2005-00009-(2) is a related request to amend the Los Angeles Countywide General Plan ("General Plan") from Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) and Category I (Major Industrial) to Category 3 (Medium Density Residential-12 to 22 Dwelling Units Per Acre).

8. Zone Change Case No. 2005-00009-(2) is a related request to change 3.13 acres of M-1 (Light Manufacturing) and A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-23U-DP (Limited Multiple Residence- 23 Dwelling Units Per Net Acre- Development Program).

9. Conditional Use Permit Case No. 2005-00152-(2) is a related request for approval of the Development Program zone. In addition, the subject project proposes the following modifications to the R-3 zone:

    a. Modification of the maximum permitted building height of 35 feet in the R-3

zone to allow up to 44 feet.

b. Modification of the front yard corner setback at the intersection of 223rd Street and Normandie Avenue, to provide a setback of eight feet rather than the required setback of 15 feet from the property line, due to an additional 27-foot, 45-degree "corner" dedication required by the Los Angeles County Department of Public Works ("Public Works").

c. Modification of the front yard setback to allow construction of perimeter fencing to a maximum height of six feet, which is 30 inches higher than the 42 inches allowed in the R-3 zone.

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

11. The applicant's site plan, labeled Exhibit "A", depicts 58 attached condominium units in seven buildings dispersed evenly throughout the project site. The project site is in an "L"-shaped configuration. The buildings will be two and three stories in height, and covered resident parking will be provided on the first floor of the buildings. Access to the development will be gated and single-means via 223rd Street. A 26-foot wide private driveway and fire lane system is proposed, with a total of 15 uncovered guest parking spaces adjacent to the private driveways. There is a large circular fire vehicle turnaround at the easterly end of the project site with a radius of 42 feet. A common open space/recreation area is proposed in the middle of the development, totaling approximately 7,828 square feet. The project is proposed to be surrounded by block walls with a height of six feet. Approximately 7,000 cubic yards of grading is proposed, with 5,000 cubic yards to be imported to the project site. No Oak trees are present on the subject site.

12. The property is depicted within the Major Industrial land use category of the General Plan Land Use Policy Map. A General Plan Amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre. The density of the proposed residential development, approximately 18.5 dwelling units per gross acre, is consistent with the maximum allowed by Category 3.

13. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area) and M-1 (Light Industrial). The current zoning was created by Ordinance No. 2006-0030Z, which established the Carson Zoned District on May 2, 2006.

14. Surrounding zoning is A-1 and R-3-DP (Limited Multiple Residence-Development Program) to the north, A-1 to the east, M-1 to the south, and the City of Los Angeles to the west.

**FINDINGS**

15. Surrounding land uses to the north and east consist of single-family residences and an elementary school, with multi-family residences to the north. To the south is a mobile home park, liquor store, light industrial park, kennel, freight, storage, and single and multi-family residences. To the west is a recreation center and single-family residences.

16. The project is consistent with the proposed R-3-DP zoning classification. Attached multi-family residences are permitted in the R-3-DP zone pursuant to Section 22.20.260 of the Los Angeles County Code ("County Code").

17. Correspondence was received from the Los Angeles County Sanitation District reiterating their comments submitted during the environmental review process and the requirement for payment of sewer connection fees.

18. During the November 7, 2007 public hearing, the Commission heard a presentation from staff and testimony from the applicant as well as the public. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.

19. During the November 7, 2007 public hearing, the owner's representative gave a multimedia presentation concerning the proposed development, circulated additional exhibits and provided a copy of the slide show presentation to the Commission and staff.

20. During the November 7, 2007 public hearing, two residents provided testimony regarding the proposed development. The first testifier, a local business owner with commercial property adjacent to the subject property, stated concerns related to reduced employee parking for his business, additional traffic to be generated and traffic along Normandie for trucks and tractor-trailers gaining access to his adjacent business. The testifier lastly commented that he is for "making the area better" and "gentrifying the area."

    The second testifier, a local homeowner, stated concerns related to the inadequacy of the applicant's public outreach efforts, project density and type of proposed residences ("attached" and not "detached"), and traffic safety for children walking to and from the nearby elementary school. Lastly, the second testifier commented that the proposed project looks like a "penitentiary" and that it brings "too much change."

    During the November 7, 2007 public hearing, the applicant responded to each of the concerns given by the testifiers. Traffic patterns are at "Level A" in the AM hours, and "Level C" in the PM hours, meaning that no proposed change to the level of service along Normandie is necessary. In addition, the applicant responded that Public Works will not allow traffic to take direct access from Normandie, and that the proposed driveway will be gated for emergency access only.

    The applicant also responded that he will continue to inform the community and that "outreach" will be an ongoing process.

The applicant responded that although some residents recently opposed an adjacent project originally proposing commercial uses, the subject project is only proposing new residences, and that the proposal is consistent with the surrounding area.

Lastly, the applicant responded that he intends to meet the mitigation monitoring requirements and to work with the Los Angeles Unified School District (LAUSD) regarding the safety of children traveling along nearby school routes.

21. During the November 7, 2007 public hearing, the Commission made several statements concerning the testimony and overall project.

First, the Commission asked if the project street frontage is bordered by a wrought iron fence, as well as the location and extent of the proposed block walls. Staff clarified that that wrought iron fencing is proposed along the entire street frontage, with some street frontage having a combination block wall/wrought iron fencing. Staff further clarified that a portion of the Normandie Avenue street frontage would have a combination two-foot retaining wall with a four-foot wrought iron fence, for a combined total of six feet in height.

Second, the Commission stated that the project Covenants Conditions and Restrictions ("CC&Rs") would need to address concerns related to graffiti removal ("to be removed no later than 6:00 AM the following morning"), disclosure of surrounding noise and "fumes" from commercial vehicles, guest parking ("no parking in the private driveway and fire lane"), outside storage and parking of recreational vehicles (both "not allowed"). Regarding disclosure to future residents, the Commission specifically stated that the applicant should work with the first testifier (adjacent business owner) to include in the CC&Rs details of the testifier's business operations (to include business hours, truck traffic and parking, and truck "warm-up" times). The Commission directed the testifier to write a letter to the applicant giving details of business operations, to include noise and other nuisances produced. Staff further clarified that the applicant can record a "disclosure affidavit" for the surrounding uses, to be provided as a condition of project approval. Regarding onsite resident and guest parking, the Commission specifically stated that any proposed "tandem" parking should not allow parking for recreational vehicles, and to be stated as such in the CC&Rs.

Lastly, the Commission made an additional recommendation for an onsite play area for children. The Commission instructed the applicant to meet with the Los Angeles County Fire Department ("Fire Department") to discuss the safety of a potential "play court" in the proposed project fire turnaround area.

22. On November 7, 2007, after hearing all testimony, the Commission closed the public hearing and indicated their intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 2005-00152-(2), and recommend to the Los Angeles County Board of

Supervisors approval of General Plan Amendment Case No. 2005-00009-(2), and adoption of Zone Change Case No. 2005-00014-(2).

23. On September 17, 2008, the Commission adopted the Mitigated Negative Declaration, approved Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 2005-00152-(2), and recommended to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 2005-00009-(2) and adoption of Zone Change Case No. 2005-00014-(2).

24. The project design is required to comply with the standards of the R-3-23U-DP zone. Multi-family residences are permitted in this zone pursuant to Section 22.20.260 of the Los Angeles County Code.

25. 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 existing public services and infrastructure.

26. The proposed subdivision will be served by public sewer and public water systems.

27. The site is physically suitable for the density and type of development proposed since it has access via privately-maintained streets to County-maintained streets, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.

28. 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 geological and soils factors are addressed in the conditions of approval.

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

30. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.

31. 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 shown on the tentative map provide adequate protection for any such easements.

32. 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**

33. 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.

34. This tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.101 through 21.38.080 of the County Code.

35. 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 less than significant effects with project mitigation regarding noise, water quality, traffic, fire/sheriff services and environmental safety. Based on the Initial Study and project revisions, a Mitigated Negative Declaration ("MND") 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 ("MMP").

36. After consideration of the attached MND and MMP 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 MND reflects the independent judgment and analysis of the Commission, and adopts the MND and attached MMP.

37. This project does not have "no 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 Fee.

38. 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 Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**THEREFORE,** in view of the findings of fact and conclusions presented above, Vesting Tentative Tract Map No. 063296 is **approved**, subject to the attached conditions established by the Commission and recommended by the Los Angeles County Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING** **Map Date: April 24, 2007**
**VESTING TENTATIVE TRACT MAP NO. 063296** **Exhibit Map Date: April 24, 2007**

**CONDITIONS**:

1. Conform to the applicable requirements of Title 21 and 22 of the Los Angeles County Code ("County Code"), including the requirements of the R-3-DP (Limited Multiple Residence – Development Program) zone. Also, conform to the requirements of Conditional Use Permit Case No. 2005-00152-(2) and the Mitigation Monitoring Program ("MMP").

2. Recordation of the final map is contingent upon approval of General Plan Amendment Case No. 2005-00009-(2) by the Los Angeles County Board of Supervisors ("Board") and the effectuation of an ordinance changing the zoning of the subject property from A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) and M-1 (Light Industrial) to R-3-23U-DP.

3. Label the interior driveway as "Private Driveway and Fire Lane" on the final map.

4. Construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the approved Exhibit "A" Map, dated April 24, 2007, to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Fire Department.

5. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review prior to final map approval.

6. 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.

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

8. State in the CC&Rs that parking of recreational vehicles and outside storage shall not be allowed within the development.

9. State in the CC&Rs that any graffiti on the subject property shall be removed by 6:00 AM the next day.

10. Disclose in the CC&Rs information related to business operations and business hours for all adjacent non-residential uses, to include information regarding noise and other nuisances.

11. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit Map, dated April 24, 2007.

12. Prior to final map approval, submit an Exhibit Map for review and approval by the Subdivision Committee, showing a minimum building setback of 15 feet along Normandie Avenue in accordance with Mitigation Monitoring Program Item No. 3.

13. Prior to final map approval, submit a draft copy of an affidavit of disclosure for the surrounding non-residential land uses. Include in the affidavit information regarding the business operations and hours for adjacent non-residential uses, to be consistent with the information disclosed in the CC&Rs. Submit a recorded copy of the affidavit after final map recordation.

14. Place a note or notes on the final map, to the satisfaction of Regional Planning and Public Works, that this subdivision is approved as a condominium project for a total of 58 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.

15. Remove all existing structures on the subject property. Submit a copy of a demolition permit prior to final map approval.

16. Three copies of a landscape plan, which may be incorporated into a revised site plan, shall be submitted and approved by the Planning Director as required by Conditional Use Permit No. 2005-00009-(2).

17. The subdivider or successor in interest shall plant at least 27 trees of a non-invasive species within the multi-family residential lot. 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 Regional 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.

18. Within five days of the approval date, remit processing fees (currently $2,068.00) 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.

19. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee (currently $46,226) to the Los Angeles County Librarian prior to the issuance of any building permit and provide proof of payment to Regional Planning.

20. 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 this project. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Plan. 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.

21. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to Regional Planning. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

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

23. No grading permit may be issued prior to final map recordation unless otherwise authorized by the Director of Planning.

24. The subdivider shall defend, indemnify and hold harmless Los Angeles County (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 subdivider of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense.

25. 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, from which actual costs shall be billed an 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 by the department reach 80 percent of the amount on deposit 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 in accordance with Section 2.170.010 of the Los Angeles County Code.

Except as expressly modified herein above, this approval is subject to all those conditions set forth in the CUP and attached MMP, and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

The following reports consisting of 14 pages are the recommendations of Public Works.

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

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

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

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

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

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

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

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

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

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

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

11. 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.

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

SMS

Prepared by Juan M Sarda  Phone (626) 458-4921  Date 06-04-2007

tr63296L-rev3.doc

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

TRACT NO. 063296

REVISED TENTATIVE MAP DATED 04/24/07
EXHIBIT MAP DATED 04/24/07

DRAINAGE CONDITIONS

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

==========

GRADING CONDITIONS:

1. Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 04/24/06 to the satisfaction of Public Works.

2. 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.

Name ELAINE KUNITAKE EK 5/29/07 Date 05/24/07 Phone (626) 458-4921

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
1 Soils Engineer
1 GMED File
1 Subdivision

| | | | |
|---|---|---|---|
| **TENTATIVE TRACT MAP** | 63296 | **TENTATIVE MAP DATED** | 4/24/07 (Revision) |
| **SUBDIVIDER** | 223 Normandie Properties | **LOCATION** | Harbor City |
| **ENGINEER** | B & E Engineers | **GRADING BY SUBDIVIDER** [Y] (Y or N) | |
| **GEOLOGIST** | Southern California Geotechnical, Inc. | **REPORT DATE** | 7/19/05 |
| **SOILS ENGINEER** | Same | **REPORT DATE** | Same |

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT**

**THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

1. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.

2. The Soils Engineering review dated 5/24/07 is attached.

* The Manual for Preparation of Geotechnical Reports is available at: http://www.ladpw.org/gmed/Manual.pdf.

Prepared by _____ Reviewed by _____ Date 5/23/07
Charles Nestle

P:\Gmepub\Geology Review\Forms\Form02.doc
11/28/06

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
Job Number LX001129
Sheet 1 of 1

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

| | |
|---|---|
| Tentative Tract Map | 63296 |
| Location | Normandie Avenue & 223rd Street, Harbor City |
| Developer/Owner | 223 Normandie Properties |
| Engineer/Architect | B & E Engineers |
| Soils Engineer | Southern California Geotechnical, Inc. (05G194-1) |
| Geologist | Southern California Geotechnical, Inc. |

Review of:

Revised Tentative Tract Map and Exhibit "A" Dated by Regional Planning 4/24/07
Geotechnical Report Dated 7/19/05
Previous Review Sheet Dated 1/30/07

ACTION:

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

REMARKS:

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

REGISTERED PROFESSIONAL ENGINEER
YOSHIYA MORISAKU
No. 67587
Exp. 6/30/07
CIVIL
STATE OF CALIFORNIA

Reviewed by _____ Date 5/24/07
Yoshiya Morisaku

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.
P:\Yosh\63296TentTa

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

1. Dedicate the right to restrict vehicular access on Normandie Avenue and 223rd Street. The proposed driveway on Normandie Avenue shall be restricted to "For Emergency Vehicles Only" and the proposed gated entrance shall remain closed at all times except during an emergency.

2. Provide property line return radii of 27 feet plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) at the intersection of Normandie Avenue and 223rd Street to the satisfaction of Public Works.

3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Normandie Avenue and 223rd Street.

4. Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement along the property frontage on Normandie Avenue and 223rd Street.

5. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.

6. If required, re-construct the existing curb return at a radius of 35 feet at the intersection of Normandie Avenue and 223rd Street to provide full-width sidewalk, curb ramp, and standard curb return to the satisfaction of Public Works Relocate the existing traffic signals as a result of the curb return modification to the satisfaction of Public Works. Prepare detailed 1" = 20' scaled traffic signal plans on Normandie Avenue and 223rd Street to show the relocation of the traffic signals as a result of the curb return modification to the satisfaction of Public Works.

7. Remove or relocate any existing fences/walls along the property frontage that are located within the road right of way on Normandie Avenue and 223rd Street to outside of the right of way to the satisfaction of Public Works.

8. 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.

9. 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.

10. A portion of Normandie Avenue is in the City of Los Angles jurisdiction. If needed, construct improvements along the property frontage on Normandie Avenue to the satisfaction of the City of Los Angeles.

11. If needed, obtain a construction/encroachment permit for any improvements/works constructed on Normandie Avenue to the satisfaction of the City of Los Angeles.

12. Plant street trees along the property frontage on Normandie Avenue and 223rd Street to the satisfaction of Public Works.

13. Comply with following street lighting requirements:

    a. Provide street lights on concrete poles with underground wiring along the property frontage on Normandie Avenue and 223rd Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

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

14. Locate the entry gate or key pad/call box (if one is provided) a minimum of 50 feet beyond the right of way of 223rd Street and construct a turnaround with a minimum turnaround radius of 32 feet in the private driveway and firelane/on Private Drive "A" preceding the gated entrance to the satisfaction of Public Works. Setback the raised median nose in the private driveway/on 223rd Street a minimum of 20 feet from 223rd Street right of way to the satisfaction Public Works. The details of the gated access as shown on the tentative map are not necessary approved.

15. Prepare detailed 1" = 40' scaled signing and striping plans on 223rd Street and Normandie Avenue in the vicinity of this project and at the intersection of Vermont Avenue and 223rd Street to the satisfaction of Public Works.

16. Comply with the mitigation measures identified in the attached January 25, 2007 and February 13, 2006 letters from our Traffic and Lighting Division to the satisfaction of Public Works.

HW

Prepared by John Chin  Phone (626) 458-4915  Date 05-29-2007

tr63296r-rev3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 063296 (Rev.)



TENTATIVE MAP DATED 04-24-2007
EXHIBIT MAP DATED 04-24-2007

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 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 (PC11894AS, dated 11-16-2005) 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. Easements are required, subject to review by Public Works to determine the final locations and requirements.

SMS

Prepared by Julian Garcia  Phone (626) 458-4921  Date 06-04-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 063296 (Rev.)

TENTATIVE MAP DATED 04-24-2007
EXHIBIT MAP DATED 04-24-2007

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 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 05-29-2007

tr63296w-rev3.doc

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

DONALD L. WOLFE, Director

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


IN REPLY PLEASE
REFER TO FILE: T-4

January 25, 2007

Ms. Francesca S. Bravo
Linscott, Law & Greenspan, Engineers
234 East Colorado Boulevard, Suite 400
Pasadena, CA 91101

Dear Ms. Bravo:

**TRACT MAP NO. 63296**
**VERMONT AVENUE AT 223RD STREET**
**STRIPING COST ESTIMATE**

As requested, we have reviewed and agree with the $10,000 estimate you submitted for the required street improvements for Vermont Avenue at 223rd Street. Based on the project's pro-rata share of 11.8 percent, your project's proportionate share of the cost is $1,180.

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

William Winter

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and lighting Division

GS:cn
LANDDEVELOPMENTREVIEW\GHASSAN\PROJECTS\SITE\TR\vermontAvenueat223rdStreetTR63296\DOCUMENTS\TR63296CostEsimate.doc

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

# 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

February 13, 2006

Ms. Francesca S. Bravo
Linscott, Law & Greenspan, Engineers
234 East Colorado Boulevard, Suite 400
Pasadena, CA 91101

Dear Ms. Bravo:

**TENTATIVE TRACT NO. 63296**
**REVISED TRAFFIC IMPACT STUDY (DECEMBER 1, 2005)**
**HARBOR GATEWAY AREA**

As requested, we have reviewed the above-mentioned documents. The project is located at the southeast corner of the intersection of Normandie Avenue and West 223rd Street in the unincorporated County of Los Angeles area of Harbor Gateway.

The proposed project includes the construction of 59 single-family residential homes. The project is estimated to generate approximately 398 vehicle trips daily, with approximately 26 and 36 vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the study that the traffic generated by the project alone will not have a significant impact to any County or County/City roadways or intersections. However, the cumulative traffic generated by the project and other related projects will significantly impact the following County intersection. The project shall contribute its proportionate share of the cost for the following mitigation measure:

FILE COPY

Vermont Avenue at 223rd Street

South approach: One left-turn lane, two through lanes, and one exclusive right-turn lane instead of one left-turn lane, one through lane, and one shared through-right lane (restripe the existing roadway).

The project's pro-rata share is 11.8 percent.

A detailed signing and striping plan for this improvement shall be prepared and submitted to Traffic and Lighting Division for review and approval.

We also agree with the study that the project will not have a significant impact on any Congestion Management Program monitored intersections, arterial, or freeway segment in the area.

We recommend the City of Los Angeles review this document to determine whether they concur with the study's findings of the potential California Environmental Quality Act impacts within their jurisdictions.

Please submit a 40-foot-scale site plan of the project showing access locations in relationship to adjacent intersections and driveways to Traffic and Lighting Division for review and approval. Please submit the site plan to Mr. Sam Richards of our Land Development Review Section. He may be contacted for questions regarding the site plan submittal at (626) 300-4842.

If you have any further questions regarding the review of this document, please contact Ms. Amanda Ta of our Traffic Studies Section at (626) 300-4766.

Very truly yours,

DONALD L. WOLFE
Director of Public Works

William Winter

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

AT:cn
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COUNTY OF LOS ANGELES

RP. Jodie

# FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

## CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 63296 Map Date April 24, 2007 - Ex. A

C.U.P. _____ Map Grid 0743C

☐ **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 shown on the Exhibit Map is adequate. Maintain a minimum vertical clearance of 13'6" under all landscape trees for the required Fire Department access. This map is cleared for Public Hearing.**

By Inspector: Juan C. Padilla Date June 1, 2007

# FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

## WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 63296 Tentative Map Date April 24, 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 **5000** gallons per minute at 20 psi for a duration of **5** hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is ____ 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 2 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: **The required fire flow of 5000 gallons per minute, may be reduced by Fire Prevention Engineering during the architectural plan review process for building permit 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 Juan C. Padilla Date June 1, 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 # | 63296 | DRP Map Date:04/24/2007 | SCM Date: / / | Report Date: 05/30/2007 |
| Park Planning Area # 21 | WEST CARSON | | | Map Type:REV. (REV RECD) |

Total Units [ 58 ] = Proposed Units [ 58 ] + Exempt Units [ 0 ]

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

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

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

**Park land obligation in acres or in-lieu fees:**

| | |
|---|---|
| ACRES: | 0.38 |
| IN-LIEU FEES: | $128,323 |

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The payment of $128,323 in-lieu fees.

**Trails:**

No trails.

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

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

By: _____
James Barber, Developer Obligations/Land Acquisitions

Supv D 2nd
May 30, 2007 09:26:13
QMB02F.FRX

# LOS ANGELES COUNTY
# DEPARTMENT OF PARKS AND RECREATION

## PARK OBLIGATION WORKSHEET

| | | | | |
|---|---|---|---|---|
| Tentative Map # 63296 | DRP Map Date:04/24/2007 | SMC Date: / / | Report Date: 05/30/2007 |
| 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 **58** = Proposed Units **58** + Exempt Units **0**

| | People* | Goal 3.0 Acres / 1000 People | Number of Units | Acre Obligation |
|---|---|---|---|---|
| Detached S.F. Units | 3.23 | 0.0030 | 0 | 0.00 |
| M.F. < 5 Units | **2.70** | **0.0030** | **4** | **0.03** |
| M.F. >= 5 Units | **2.17** | **0.0030** | **54** | **0.35** |
| Mobile Units | 2.00 | 0.0030 | 0 | 0.00 |
| Exempt Units | | | 0 | |
| | | | Total Acre Obligation = | **0.38** |

Park Planning Area = **21 WEST CARSON**

| Goal | Acre Obligation | RLV / Acre | In-Lieu Base Fee |
|---|---|---|---|
| @(0.0030) | 0.38 | $337,692 | **$128,323** |

| 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 |
|---|---|---|---|---|---|
| 0.38 | 0.00 | 0.00 | 0.38 | $337,692 | **$128,323** |

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

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

May 31, 2007

RFS No.07-0012861

Tract Map No. 063296

Vicinity: Los Angeles

Tentative Tract Map Date: April 24, 2007 (3rd Revision)

The County of Los Angeles Department of Public Health's approval for **Vesting Tentative Tract Map 063296** is contingent upon the following conditions:

1. Potable water will be supplied by the **California Water Service Company**, a public water system, which guarantees water connection and service to all lots. **Prior to Tentative Map Approval**, a current "will serve" letter from the indicated water company shall be provided to this Department.

2. Sewage disposal will be provided through the public sewer and wastewater treatment facility as proposed.

3. Existing septic systems shall be emptied of effluent and removed or filled with approved materials.

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

RECEIVED OCT 0 8 2007

**CALIFORNIA WATER SERVICE COMPANY**
2632 W. 237TH STREET • TORRANCE, CA 90505-5272
(310) 257-1400 • FAX (310) 325-4605

**RANCHO DOMINGUEZ DISTRICT**

October 4, 2007

B & E Engineers
24 W. Saint Joseph Street
Arcadia, CA 91007
Attn: Ms. Sandy Zundell

Re: Water Availability at 22320 Normandie Avenue and 1232, 1244, 1248 West 223rd Street in the City of Torrance, Tract No.63296

Dear Ms. Zundell:

In response to your request, the address referenced above in the City of Torrance is within our service area.

California Water Service Company is prepared to provide potable water service to this project in accordance with the rates, rules, tariffs, and regulations in effect and on file with the California Public Utilities Commission, or as modified in the exercise of its jurisdiction. The rates, rules, tariffs, and regulations for our Dominguez District can be obtained from our website at www.calwater.com.

Please contact me at (310) 257-1400 if you have any questions. Thank you.

Sincerely,

Lisa Mann

Lisa Mann
Customer Service Manager

LM/md



DISTRICT OFFICES: ANTELOPE VALLEY • BAKERSFIELD • BAYSHORE • BEAR GULCH • CHICO • DIXON • EAST LOS ANGELES • KERN RIVER VALLEY • KING CITY • LIVERMORE • LOS ALTOS • MARYSVILLE • OROVILLE • RANCHO DOMINGUEZ • REDWOOD VALLEY • SALINAS • SELMA • STOCKTON • VISALIA • WESTLAKE • WILLOWS

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

# MITIGATED NEGATIVE DECLARATION

**PROJECT NUMBER:** *TR063296 / RENVT200500152 / RPAT200500009/ RZCT200500014/ RCUPT200500152*

1. DESCRIPTION:
*Application for a tentative tract map to construct 58 attached townhomes that will be for sale; a CUP to authorize proposed improvements in Development Program zone; a zone change from M-1 and A-1 to R-3-DP; and a general plan amendment from low density residential and industrial to medium density residential. The proposed townhomes will be two and four-story units (maximum of 44 ft. high) with 131 parking spaces (111 attached garage parking, 5 covered, and 15 guest parking) and a 10,531 s.f. common open space area. Access will be off of 223rd St. into a gated entry and private driveways. There is a secondary access off of Normandie Ave. for emergency vehicles only. Decorative walls and landscaping will be provided along all property street frontages. Approximately 1,000 c.y. of cut, 6,000 c.y. of fill, and 5,000 c.y. of imported material is proposed which will generate approximately 350 truck trips.*

2. LOCATION:
*1238, 1244, 1248 W. 223rd St. and 22310, 22318, 22320, 22322 Normandie Ave., Torrance*

3. PROPONENT:
*Nancy Bush*
*24248 Crenshaw blvd., Suite 207*
*Torrance, CA 90505*

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

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

**PREPARED BY:** *Christina D. Tran* CT

**DATE:** *December 6, 2006*

Los Angeles County
Department of Regional Planning

*Planning for the Challenges Ahead*

**PROJECT MITIGATION MEASURES**
**DUE TO ENVIRONMENTAL EVALUATION**

Bruce W. McClendon FAICP
Director of Planning

**Project: TR063296/RENVT200500152/RPAT200500009/RZCT200500014 /RCUPT200500152**

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

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

1. Haul trucks shall be staged on-site whenever feasible and shall not block the public right of way. Trucks shall use a dispatch system.
2. Haul truck routes shall be limited to commercial streets and shall avoid use of residential streets to the extent feasible.
3. If soil contamination is suspected during construction, construction in the area shall stop and appropriate health and safety procedures shall be implemented and remediation shall be conducted to the complete satisfaction of agencies with oversight, including the California Regional Water Quality Control Board, the Environmental Programs Division of the Department of Public Works, and the Department of Toxic Substances Control.
4. Prior to any construction activity, applicant shall submit a construction work site traffic control plan to the City of Los Angeles, Department of Transportation (LADOT) for their review. The plan shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties.
5. All construction related truck traffic shall be restricted to off-peak hours.
6. Prior to issuance of grading permit, the project shall contribute its proportionate share (11.8%) of the cost for improvements on Vermont Avenue at 223rd Street, south approach: one left-turn, two through lanes, and one exclusive right-turn lane instead of one left-turn land, one through lane, and one shared through-right lane (restripe the existing roadway). In addition, applicant shall submit a detailed signing and striping plan for this improvement to the Traffic and Lighting Division for their review and approval.
7. Prior to issuance of grading permit, applicant shall submit a 40-foot-scale site plan showing access locations in relationship to adjacent intersections and driveways to the Traffic and Lighting Division for their review and approval.
8. Prior to issuance of grading permit, applicant shall notify the Los Angeles Unified School District (LAUSD) Transportation Branch of the expected start and ending dates of all construction activities that may affect traffic within nearby school areas. Project truck traffic and construction vehicles shall not cause traffic delays for school buses.



320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • Fax: 213-626-0434 • TDD: 213-617-2292

9. Applicant shall maintain safe and convenient pedestrian routes to all nearby schools throughout the project construction period. Prior to issuance of grading permit, applicant shall obtain a School Pedestrian Route Maps from LAUSD. In addition, applicant shall maintain ongoing communication with LAUSD school administrators to provide sufficient notice to forewarn children and parents when existing pedestrian and vehicle routes to school may be impacted.
10. Construction truck haul routes shall not pass by any school except when school is not in session.
11. Staging or parking of construction-related vehicles, including worker-transport vehicles, shall be prohibited on or adjacent to a school property.
12. Applicant shall install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety to the satisfaction of LAUSD. If the safety of children at impacted school crossings may be compromised by construction-related activities as determined by LAUSD, applicant shall provide funding for crossing guards. Prior to the issuance of a grading permit, applicant shall submit a determination letter from the LAUSD with respect to whether traffic controls are warranted and whether funding for crossing guards is required.
13. Barriers and/or fencing shall be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances. In addition, applicant shall provide security patrols to minimize trespassing, vandalism, and short-cut attractions.
14. The project shall utilize a restricted radio frequency access gate opener. Applicant shall submit verification of device prior to issuance of Certificate of Occupancy.
15. Applicant shall comply with the NPDES requirements of the California Regional Water Quality Control Board and the Los Angeles County Department of Public works.
16. All construction activities shall be limited to the daytime hours of 7:00 a.m. to 5:30 p.m. on weekdays and Saturdays. Construction activity shall be prohibited on Sundays and holidays.
17. All construction equipment and activities at the project site shall be required to comply with the provisions and restrictions in the County Noise Control Ordinance Chapter 12.12.
18. Building setbacks along 223rd Street and Normandie Avenue shall be 15 feet from the property line. Said requirement shall be included in the notes of an approved building plan.
19. All air-conditioning units shall be shielded and properly installed according to manufacturer's requirements.
20. Trash pickup shall not be permitted before 7:00 a.m. and after 6:00 p.m.
21. Applicant shall post signs with the speed limit of 15 mph for project driveways and 10 mph for parking areas.
22. Prior to issuance of building permit, applicant shall contact the Los Angeles County Fire Department to determine if the project must pay a fair share contribution for new fire facilities or expansion of existing facilities and equipment. If required, applicant shall pay the appropriate fees to the LACFD at the time of building permit issuance.

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

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

Applicant

12/11/2006
Date

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

Staff

Date

**RENVT200500152 / RPAT200500009 / RZCT200500014 / RCUPT200500152**
**TR063296**
**Mitigation Monitoring Program**

| | **Impact**<br>Mitigation | Responsible Agency or Party | Action Required | Monitoring Agency or Party | Timing |
|---|---|---|---|---|---|
| 1 | **Noise**<br><br>All construction activities shall be limited to the daytime hours of 7:00 a.m. to 5:30 p.m. on weekdays and Saturdays. Construction activity shall be prohibited on Sundays and holidays. | Project Applicant | Construction activities limited to daytime hours and prohibited on Sundays and holidays | DHS | During construction activities |
| 2 | All construction equipment and activities at the project site shall be required to comply with the provisions and restrictions in the County Noise Control Ordinance Chapter 12.12. | Project Applicant | Comply with County Noise Ordinance | DHS | During construction activities |
| 3 | Building setbacks along 223rd Street and Normandie Avenue shall be 15 feet from the property line. Said requirement shall be included in the notes of an approved building plan. | Project Applicant | Building setbacks shall be 15 feet from property line | DRP<br>DHS | Prior to issuance of building permit and Certificate of Occupancy |

| | | | | | |
|---|---|---|---|---|---|
| 4 | All air-conditioning units shall be shielded and properly installed according to manufacturer's requirements. | Project Applicant | Air conditioning units shall be shielded and properly installed | DHS | Throughout project lifetime |
| 5 | Trash pickup shall not be permitted before 7:00 a.m. and after 6:00 p.m. | Project Applicant | Trash pickup prohibited before 7:00 a.m. and after 6:00 p.m. | DHS | Throughout project lifetime |
| 6 | Applicant shall post signs with the speed limit of 15 mph for project driveways and 10 mph for parking areas. | Project Applicant | Post speed limit signs for project driveways and parking areas | DPW | Prior to issuance of Certificate of Occupancy |

| | | | | | |
|---|---|---|---|---|---|
| 7 | **Water Quality**<br><br>Compliance with NPDES requirement of the CRWQCB and the DPW | Project Applicant | Acquire NPDES Permit | CRWQCB<br><br>DPW | Prior to the issuance of grading permit |
| 8 | **Traffic**<br><br>Haul trucks shall be staged on-site whenever feasible and shall not block the public right of way. Trucks shall use a dispatch system. | Project Applicant | Haul trucks shall be staged on-site; trucks shall use dispatch system | DRP | During construction activities |
| 9 | Haul truck routes shall be limited to commercial streets and shall avoid use of residential streets to the extent feasible. | Project Applicant | Haul trucks limited to commercial streets | DRP | During construction activities |
| 10 | Applicant shall submit a construction work site traffic control plan to the City of Los Angeles, Department of Transportation (LADOT) for their review. The plan shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. | Project Applicant | Submittal of construction work site traffic control plan | LADOT | Prior to any construction activities |
| 11 | All construction related truck traffic shall be restricted to off-peak hours. | Project Applicant | Construction traffic restricted to off-peak hours | LADOT | During construction activities |

| | | | | | |
|---|---|---|---|---|---|
| 12 | The project shall contribute its proportionate share (11.8%) of the cost for improvements on Vermont Avenue at 223rd Street, south approach: one left-turn, two through lanes, and one exclusive right-turn lane instead of one left-turn land, one through lane, and one shared through-right lane (restripe the existing roadway). In addition, applicant shall submit a detailed signing and striping plan for this improvement to the Traffic and Lighting Division for their review and approval. | Project Applicant | Contribute proportionate share for street improvement; submittal and approval of detailed signing and striping plan | DPW | Prior to issuance of grading permit |
| 13 | Applicant shall submit a 40-foot-scale site plan showing access locations in relationship to adjacent intersections and driveways to the Traffic and Lighting Division for their review and approval. | Project Applicant | Submittal and approval of site plan | DPW | Prior to issuance of grading permit |
| 14 | Applicant shall notify the Los Angeles Unified School District (LAUSD) Transportation Branch of the expected start and ending dates of all construction activities that may affect traffic within nearby school areas. Project truck traffic and construction vehicles shall not cause traffic delays for school buses. | Project Applicant | Notify LAUSD of construction period; truck traffic shall not delay school buses | LAUSD | Prior to issuance of grading permit |
| 15 | Applicant shall maintain safe and convenient pedestrian routes to all nearby schools throughout the project construction period. Prior to issuance of grading permit, applicant shall obtain a School Pedestrian Route Maps from LAUSD. In addition, applicant shall maintain ongoing communication with LAUSD school administrators to provide sufficient notice to forewarn children and parents when existing pedestrian and vehicle routes to school may be impacted. | Project Applicant | Maintain safe and convenient pedestrian routes; maintain ongoing communication with LAUSD | LAUSD | Prior to issuance of grading permit and during construction activities |

| | | | | | |
|---|---|---|---|---|---|
| 16 | Construction truck haul routes shall not pass by any school except when school is not in session. | Project Applicant | Construction shall not pass by any school | DPW | During construction acitivities |
| 17 | Staging or parking of construction-related vehicles, including worker-transport vehicles, shall be prohibited on or adjacent to a school property. | Project Applicant | Staging or parking of construction – related vehicles prohibited on or adjacent to school property | DRP | During construction activities |
| 18 | Applicant shall install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety to the satisfaction of LAUSD. If the safety of children at impacted school crossings may be compromised by construction-related activities as determined by LAUSD, applicant shall provide funding for crossing guards. Prior to the issuance of a grading permit, applicant shall submit a determination letter from the LAUSD with respect to whether traffic controls are warranted and whether funding for crossing guards is required. | Project Applicant | Install and maintain traffic controls; provide funding for crossing guards if required | LAUSD<br>DRP | Prior to issuance of grading permit and during construction activities |
| 19 | Barriers and/or fencing shall be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances. In addition, applicant shall provide security patrols to minimize trespassing, vandalism, and short-cut attractions. | Project Applicant | Install barriers and/or fencing; provide security patrols | LAUSD<br>DRP | During construction activities |

| | | | | | |
|---|---|---|---|---|---|
| 20 | **Fire / Sheriff**<br><br>Applicant shall contact the Los Angeles County Fire Department to determine if the project must pay a fair share contribution for new fire facilities or expansion of existing facilities and equipment. If required, applicant shall pay the appropriate fees to the LACFD at the time of building permit issuance. | Project Applicant | Contact LACFD regarding fee; pay appropriate fees if required | LACFD | Prior to issuance of building permit and at time of building permit issuance if applicable |
| 21 | The project shall utilize a restricted radio frequency access gate opener. Applicant shall submit verification of device prior to issuance of Certificate of Occupancy. | Project Applicant | Utilize restricted radio frequency access gate opener | LACSD | Prior to issuance of Certificate of Occupancy |
| 22 | **Environmental Safety**<br><br>If soil contamination is suspected during construction, construction in the area shall stop and appropriate health and safety procedures shall be implemented and remediation shall be conducted to the complete satisfaction of agencies with oversight, including the California Regional Water Quality Control Board, the Environmental Programs Division of the Department of Public Works, and the Department of Toxic Substances Control. | Project Applicant | Cease construction and remediate site if soil contamination is suspected | DTSC<br>CRWQCB<br>DPW | During construction activities |

| | | | | | |
|---|---|---|---|---|---|
| 23 | **Mitigation Compliance**<br><br>As a means of ensuring compliance of the above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed | Project Applicant and Subsequent Owner(s) | Submittal of annual mitigation compliance report; replenishing mitigation monitoring account | DRP | Annually until such time as all mitigation measures have been implemented and completed |

Key:

| | | |
|---|---|---|
| CRWQCB | = | California Regional Water Quality Control Board |
| DHS | = | Los Angeles County Department of Health Services |
| DPW | = | Los Angeles County Department of Public Works |
| DRP | = | Los Angeles County Department of Regional Planning |
| DTSC | = | Department of toxic Substances Control |
| LACFD | = | Los Angeles County Fire Department |
| LACSD | = | Los Angeles County Sheriff Department |
| LADOT | = | City of Los Angeles, Department of Transportation |
| LAUSD | = | Los Angeles County Unified School District |
| NPDES | = | National Pollution Discharge Elimination System |

STAFF USE ONLY

PROJECT NUMBER: *TR063296*
CASES: *RENVT200500152*
*RPAT200500009*
*RZCT200500014*
*RCUPT200500152*

* * * * INITIAL STUDY * * * *

**COUNTY OF LOS ANGELES**
**DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: *September 11, 2006* Staff Member: *Christina D. Tran*

Thomas Guide: *764 A-7* USGS Quad: *Torrance*

Location: *1238, 1244, 1248 W. 223rd St. and 22310, 22318, 22320, 22322 Normandie Ave., Torrance*

Description of Project: *Application for a tentative tract map to construct 58 attached townhomes that will be for sale; a CUP to authorize proposed improvements in Development Program zone; a zone change from M-1 and A-1 to R-3-DP; and a general plan amendment from low density residential and industrial to medium density residential. The proposed townhomes will be two and four-story units (maximum of 44 ft. high) with 131 parking spaces (111 attached garage parking, 5 covered, and 15 guest parking) and a 10,531 s.f. common open space area. Access will be off of 223rd St. into a gated entry and private driveways. There is a secondary access off of Normandie Ave. for emergency vehicles only. Decorative walls and landscaping will be provided along all property street frontages. Approximately 1,000 c.y. of cut, 6,000 c.y. of fill, and 5,000 c.y. of imported material is proposed which will generate approximately 350 truck trips.*

Gross Acres: *2.5 acres*

Environmental Setting: *Project site is located in an urbanized area with no significant natural resources. Project site is currently developed with residences on five parcels and a used car lot and ancillary sales office on the remaining two parcels. Surrounding land uses consist of Normandale Recreation Center; Meyler Street Elementary School; condominiums; single family residences; a mobile home park; light industrial parks; and commercial establishments.*

Zoning: *M-1 (Light Manufacturing) and A-1 (Light Agriculture)*

General Plan: *Low Density Residential and Industrial*

Community/Area wide Plan: *N/A*

**Major projects in area:**

| PROJECT NUMBER | DESCRIPTION & STATUS |
|---|---|
| *PM060001/03-199* | *4 condominium units (2-8-05 approved)* |
| *PM060843/04-119* | *4 SF (pending)* |
| *CP03048* | *Self storage facility with 3,955 s.f. of office (3-10-04 approved)* |
| *CP87541* | *12 townhomes (11-16-1988 approved)* |
| | |

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

## REVIEWING AGENCIES

**Responsible Agencies**

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

**Trustee Agencies**

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

**Special Reviewing Agencies**

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mtns. Area
- ☒ *Los Angeles Unified School District*
- ☒ *City of Los Angeles*
- ☒ *DTSC*
- ☒ *Native American Tribe*
- ☐
- ☐
- ☐
- ☐
- ☐

**Regional Significance**

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

**County Reviewing Agencies**

- ☒ Subdivision Committee
- ☒ DPW: *GMED (soil contamination); Environmental Programs; Land Development (NPDES review); Traffic & Lighting*
- ☒ Fire Department: *Hazardous Material*
- ☒ Health Services: *Environmental Hygiene*
- ☒ *Sheriff*
- ☒ *Sanitation Districts*

| 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 | ☐ | ☒ | ☐ | *Heavy traffic on Normandie Ave. and 223rd St.* |
| RESOURCES | 1. Water Quality | 9 | ☐ | ☒ | ☐ | *NPDES requirement* |
| | 2. Air Quality | 10 | ☒ | ☐ | ☐ | |
| | 3. Biota | 11 | ☒ | ☐ | ☐ | |
| | 4. Cultural Resources | 12 | ☒ | ☐ | ☐ | |
| | 5. Mineral Resources | 13 | ☒ | ☐ | ☐ | |
| | 6. Agriculture Resources | 14 | ☒ | ☐ | ☐ | |
| | 7. Visual Qualities | 15 | ☒ | ☐ | ☐ | |
| SERVICES | 1. Traffic/Access | 16 | ☐ | ☒ | ☐ | *Heavy traffic on Normandie Ave. and 223rd St.* |
| | 2. Sewage Disposal | 17 | ☒ | ☐ | ☐ | |
| | 3. Education | 18 | ☒ | ☐ | ☐ | |
| | 4. Fire/Sheriff | 19 | ☐ | ☒ | ☐ | *Access gate proposed* |
| | 5. Utilities | 20 | ☒ | ☐ | ☐ | |
| OTHER | 1. General | 21 | ☒ | ☐ | ☐ | |
| | 2. Environmental Safety | 22 | ☐ | ☒ | ☐ | *Site includes used car sales lot, underground tank* |
| | 3. Land Use | 23 | ☒ | ☐ | ☐ | |
| | 4. Pop/Hous./Emp./Rec. | 24 | ☒ | ☐ | ☐ | |
| | 5. Mandatory Findings | 25 | ☐ | ☒ | ☐ | *Water quality, noise, environmental safety* |

## DEVELOPMENT MONITORING SYSTEM (DMS)

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

1. Development Policy Map Designation: *Conservation / Maintenance*
2. ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

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

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

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

**Environmental Finding:**

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

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

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

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

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

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

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

Reviewed by: Christina Tran Date: 12-6-06

Approved by: Daryl Koutnik Date: 6 DECEMBER 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? |
| b. | ☐ | ☒ | ☐ | Is the project site located in an area containing a major landslide(s)? |
| c. | ☐ | ☒ | ☐ | Is the project site located in an area having high slope instability? |
| d. | ☐ | ☒ | ☐ | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? |
| e. | ☐ | ☒ | ☐ | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? |
| f. | ☐ | ☒ | ☐ | Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? *1,000 c.y. of cut; 6,000 c.y. of fill; and 5,000 c.y. of import* |
| 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 Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☒ **OTHER CONSIDERATIONS**

☒ Approval of Geotechnical Report by DPW

*Applicant shall comply with all requirements of the Subdivision Committee*

### CONCLUSION

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

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

## HAZARDS - 2. Flood

### SETTING/IMPACTS

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

### STANDARD CODE REQUIREMENTS

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

☒ Approval of Drainage Concept by DPW

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

☐ Lot Size ☐ Project Design

*Drainage concept/SUSMP report was approved on 4/24/06. Applicant shall comply with all requirements of the Subdivision Committee and of said approval.*

### 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

## 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? |
| c. | ☐ | ☒ | ☐ | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? |
| d. | ☐ | ☒ | ☐ | Is the project site located in an area having inadequate water and pressure to meet fire flow standards? |
| e. | ☐ | ☒ | ☐ | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? |
| f. | ☐ | ☒ | ☐ | Does the proposed use constitute a potentially dangerous fire hazard? |
| g. | ☐ | ☐ | ☐ | Other factors? |

## STANDARD CODE REQUIREMENTS

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

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

☐ Project Design ☐ Compatible Use

*Applicant shall comply with all requirements of the Subdivision Committee. LACFD letter of 8/21/06 did not identify any significant impact. Applicant shall comply with all requirements of said letter.*

## 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)? *Normandie Avenue and 223rd St. are heavily traveled streets* |
| b. | ☐ | ☐ | ☒ | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *Meyler Street Elementary School within 500' of 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? *Construction noise* |
| e. | ☐ | ☐ | ☐ | Other factors? |

### STANDARD CODE REQUIREMENTS

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

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

☐ Lot Size ☐ Project Design ☐ Compatible Use

*DHS letter of 8/30/06 did not identify any significant impacts. Applicant shall comply with all noise mitigation measures.*

### CONCLUSION

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

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

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

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

### STANDARD CODE REQUIREMENTS

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

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

☐ **OTHER CONSIDERATIONS**

*Consultation with RWQCB. Applicant shall comply with all requirements of the Subdivision Committee*

### CONCLUSION

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

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

## RESOURCES - 2. Air Quality

### SETTING/IMPACTS

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

### STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☐ **MITIGATION MEASURES**

☐ Project Design ☐ Air Quality Report

☐ **OTHER CONSIDERATIONS**

### 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? |
| c. | ☐ | ☒ | ☐ | Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site? |
| d. | ☐ | ☒ | ☐ | Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? |
| e. | ☐ | ☒ | ☐ | Does the project site contain oak or other unique native trees (specify kinds of trees)? |
| f. | ☐ | ☒ | ☐ | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? |
| g. | ☐ | ☐ | ☐ | Other factors (e.g., wildlife corridor, adjacent open space linkage)? |

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

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

**CONCLUSION**

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

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

## RESOURCES - 4. Archaeological/Historical/Paleontological

**SETTING/IMPACTS**

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

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

☐ Lot Size ☐ Project Design ☐ Phase 1 Archaeology Report

*The existing residences to be removed are not listed as an historical property on the state and national registry*

**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? |
| b. | ☐ | ☒ | ☐ | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? |
| c. | ☐ | ☐ | ☐ | Other factors? |

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

☐ Lot Size ☐ Project Design

### CONCLUSION

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

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

## RESOURCES - 6. Agriculture Resources

### SETTING/IMPACTS

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

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

☐ Lot Size ☐ Project Design

### CONCLUSION

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

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

## RESOURCES - 7. Visual Qualities

### SETTING/IMPACTS

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

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

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

*Applicant shall comply with all requirements of the Subdivision Committee*

### 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)? *58 townhomes proposed* |
| b. | ☒ | ☐ | ☒ | Will the project result in any hazardous traffic conditions? *Access off of a busy street (223rd St.)* |
| 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? |
| f. | ☒ | ☒ | ☐ | Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)? |
| g. | ☒ | ☐ | ☐ | Other factors? |

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

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

*DPW's letter 2/13/06 concurred with Revised Traffic Impact Study (December 1, 2005). Applicant shall comply with all requirements of said 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? |
| b. | ☐ | ☒ | ☐ | Could the project create capacity problems in the sewer lines serving the project site? |
| c. | ☐ | ☐ | ☐ | Other factors? |

### STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☐ Plumbing Code -- Ordinance No. 2269

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

*DPW approved Sewer Area Study on 11/16/05. Applicant shall comply with all requirements of the Subdivision Committee. Applicant shall pay appropriate connection fee before a permit to connect to the sewer is issued.*

### 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? *Los Angeles Unified School District* |
| b. | ☐ | ☒ | ☐ | Could the project create capacity problems at individual schools that will serve the project site? |
| c. | ☐ | ☒ | ☐ | Could the project create student transportation problems? |
| d. | ☐ | ☒ | ☐ | Could the project create substantial library impacts due to increased population and demand? |
| e. | ☐ | ☐ | ☐ | Other factors? |

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

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

### CONCLUSION

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

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

## SERVICES - 4. Fire/Sheriff Services

### SETTING/IMPACTS

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?<br>*Fire Station No. 36 located at 127 W. 223rd St. is approximately 1.3 miles from site; Carson Sheriff Station located at 21356 Avalon Blvd.* |
| b. | ☐ | ☐ | ☒ | Are there any special fire or law enforcement problems associated with the project or the general area?<br>*Access gate may delay response time* |
| c. | ☐ | ☐ | ☐ | Other factors? |

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

☐ Fire Mitigation Fee

*Applicant shall comply with all requirements of Sheriff Department in their letter of 6/30/06.*

### CONCLUSION

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

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

## SERVICES - 5. Utilities/Other Services

### SETTING/IMPACTS

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

### STANDARD CODE REQUIREMENTS

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

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

☐ Lot Size ☐ Project Design

*DPW had no comments with respect to solid waste disposal in their letter of 1/9/06. Applicant shall comply with all applicable County codes with respect to solid waste disposal including diversion of construction waste.*

### CONCLUSION

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

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

## OTHER FACTORS - 1. General

### SETTING/IMPACTS

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

### STANDARD CODE REQUIREMENTS

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

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

☐ Lot Size ☐ Project Design ☐ Compatible Use

### CONCLUSION

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

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

## OTHER FACTORS - 2. Environmental Safety

**SETTING/IMPACTS**

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Are any hazardous materials used, transported, produced, handled, or stored on-site? |
| b. | ☐ | ☒ | ☐ | Are any pressurized tanks to be used or any hazardous wastes stored on-site? |
| c. | ☐ | ☒ | ☐ | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? |
| d. | ☒ | ☐ | ☐ | Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? *Used car sales lot. One previously existing 550 gallon underground storage tank (UST) had been removed (no documentation for Tank Removal Permit and No Further Action Order).* |
| e. | ☐ | ☒ | ☐ | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? |
| f. | ☐ | ☒ | ☐ | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? |
| g. | ☐ | ☒ | ☐ | Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? |
| h. | ☐ | ☒ | ☐ | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? |
| i. | ☐ | ☒ | ☐ | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? |
| j. | ☐ | ☐ | ☐ | Other factors? |

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

☐ Toxic Clean-up Plan

*DPW issued No Further Action Order on 8/17/06. Stop work condition.*

**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

**SETTING/IMPACTS**

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☐ | ☒ | Can the project be found to be inconsistent with the plan designation(s) of the subject property? *Request for plan amendment from Industrial and Low Density Residential designation to Medium Density Residential* |
| b. | ☐ | ☐ | ☒ | Can the project be found to be inconsistent with the zoning designation of the subject property? *Request for zone change from M-1 and A-1 to R-3-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**

*Approval of zone change and plan amendment would allow proposed development*

**CONCLUSION**

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

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

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

### SETTING/IMPACTS

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Could the project cumulatively exceed official regional or local population projections? |
| b. | ☐ | ☒ | ☐ | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? |
| c. | ☐ | ☐ | ☒ | Could the project displace existing housing, especially affordable housing? *The five existing residential units will be removed* |
| 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**

*This is a housing project with net increase of 53 units*

### 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.<br>*Traffic* |
| c. | ☐ | ☐ | ☒ | Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?<br>*Water quality, noise, environmental safety, sheriff* |

## 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

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

**PROJECT NO.** TR063296-(2)
VESTING TRACT MAP NO. 063296
GEN. PLAN AMENDMENT NO. 200500009
ZONE CHANGE NO. 200500014
CONDITIONAL USE PERMIT NO. 200500152

| RPC/HO MEETING DATE | CONTINUE TO |
|---|---|
| 9-17-08 | |
| AGENDA ITEM(S) | |
| 7 a, b, c, d | |
| PUBLIC HEARING DATE | |
| November 7, 2007 | |

| APPLICANT | OWNER | REPRESENTATIVE |
|---|---|---|
| 223 Normandie Properties | Grosvenor Development Co., LLC | Moss & Associates |

**REQUEST**

Vesting Tentative Tract Map: To create one multi-family lot with 58 attached condominium units in seven buildings on 3.13 gross acres.
General Plan Amendment: To change the existing Major Industrial ("I") and Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) plan categories to Category 3 (Medium Density Residential- 12-22 Dwelling Units Per Acre).
Zone Change: To change the existing M-1 (Light Manufacturing) and A-1 zoning to R-3-DP (Limited Multiple Residence-Development Program).
Conditional Use Permit: For the Development Program zone.

**LOCATION/ADDRESS**
The intersection of 223rd Street and Normandie Avenue

**ACCESS**
223rd Street, Normandie Avenue

**ZONED DISTRICT**
Carson

**COMMUNITY**
West Carson

**EXISTING ZONING**
A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area), M-1 (Light Manufacturing)

| SIZE | EXISTING LAND USE | SHAPE | TOPOGRAPHY |
|---|---|---|---|
| 3.13 gross (2.54 net) acres | Single-Family Residences, Auto Sales Lot, Commercial Storage | Rectangular | Flat |

**SURROUNDING LAND USES & ZONING**

**North:** Single and Multi-Family Residences, Elementary School/A-1, R-3-DP

**East:** Single-Family Residences, Elementary School/A-1

**South:** Offices, Retail Sales, Commercial Storage, Mobile Home Park, Vacant Industrial Lot, Light Industrial Park (Freight)/M-1

**West:** Recreation Center, Single-Family Residences/City of Los Angeles

| GENERAL PLAN | DESIGNATION | MAXIMUM DENSITY | CONSISTENCY |
|---|---|---|---|
| Countywide General Plan | "I" (Major Industrial), Category 1<br>(Category 3 with Plan Amendment) | 18DU<br>(68 DU w/ Plan Amendment) | Yes (with Plan Amendment) |

**ENVIRONMENTAL STATUS**

Mitigated Negative Declaration – Impacts reduced to less than significant with project mitigation include: noise, water quality, traffic, fire/sheriff services and environmental safety.

**DESCRIPTION OF SITE PLAN**

The proposed Vesting Tentative Tract Map and Exhibit "A", dated April 24, 2007, proposes to create 58 attached condominium units in 7 buildings on 3.13 gross acres. The project site is in an "L"-shaped configuration, with 7 multi-family buildings dispersed throughout the site. The buildings will be 2 and 3 stories, up to 44 feet in height, and covered resident parking will be provided on the first floor of the buildings. Access to the development will be a single-point and gated via 223rd Street. A 26-foot wide private driveway and fire lane system is proposed, with a total of 15 uncovered guest parking spaces adjacent to the private driveways. There is a large circular fire vehicle turnaround at the easterly end of the project site with a radius of 42 feet. A common open space/recreation area is proposed in the middle of the development, totaling approximately 7,828 square feet. The project is proposed to be surrounded by block walls with a height of six feet. The site, currently a total of four residential and two industrial lots, has an existing automobile sales lot, commercial storage areas, four single-family residences and a townhome; all existing structures and uses to be demolished and removed.

**KEY ISSUES**

*See Page 2 of this document.*

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

| STAFF CONTACT PERSON | | |
|---|---|---|
| Mr. Jodie Sackett (213-974-6433) | | |
| RPC HEARING DATE (S)<br>November 7, 2007 | RPC ACTION DATE<br>September 17, 2008 | RPC RECOMMENDATION<br>Approval |
| MEMBERS VOTING AYE<br>Valadez, Bellamy, Helsley, Rew | MEMBERS VOTING NO<br>None | MEMBERS ABSENT<br>Modugno |
| STAFF RECOMMENDATION (PRIOR TO HEARING)<br>Approval | | |
| SPEAKERS*<br>(O) 1 (F) 3 | PETITIONS<br>(O) 0 (F) 0 | LETTERS<br>(O) 0 (F) 0 |

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

**CASE No. TR063296-(2)**

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL ☐ DENIAL

| | | | | |
|---|---|---|---|---|
| ☐ No improvements | ____ 20 Acre Lots | ____ 10 Acre Lots | ____ 2½ Acre Lots | ____Sect 191.2 |
| ☒ Street improvements | __X__ Paving | __X__ Curbs and Gutters | __X__ Street Lights | |
| __X__ Street Trees | __X__ Traffic Signal(s) | __X__ Sidewalks | __X__ Off Site Paving (Normandie Ave.—City of L.A.) | |

☒ Water Mains and Hydrants ☒ Underground Utilities

☒ Drainage Facilities (SUSMP)

☒ Sewer

☒ Park Dedication "In-Lieu Fee"

KEY ISSUES

Land Use Conversion: The proposed General Plan Amendment will amend the existing "Major Industrial" and "Category 1" ("Low Density Residential") land use categories to Category 3 ("Medium Density Residential"), allowing medium density residential development. The proposed Zone Change, from A-1 and M-1 to R-3-DP, will allow the construction of multi-family buildings/units in an area with existing single and multi-family units/residences. The existing uses on the subject property (single-family residences, auto sales lot, commercial storage) are proposed to be removed/demolished.

Density: The proposed General Plan Amendment will allow a maximum density of 68 dwelling units ("DU"), or 22 DU per acre. The project proposes 58 DU or 18.5 DU per acre.

Project Design: The Conditional Use Permit ("CUP") is for the Development Program ("DP") overlay zone, which is associated with the Zone Change request. The CUP will allow the construction of buildings to a maximum height of 44 feet, which is nine feet higher than the 35 feet permitted in the R-3 zone. In addition, the CUP will allow construction of perimeter fencing within the front yard setback to a maximum height of 6 feet, which is 2.5 feet higher than the 3.5 feet permitted in the R-3 zone.

Prepared by Mr. Jodie Sackett

## SUMMARY OF PROCEEDINGS

## LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION

**PROJECT NO. TR063296-(2)**
**GENERAL PLAN AMENDMENT CASE NO. 200500009**
**ZONE CHANGE CASE NO. 200500014**
**CONDITIONAL USE PERMIT CASE NO. 200500152**
**VESTING TENTATIVE TRACT MAP NO. 063296**
**ENVIRONMENTAL ASSESSMENT CASE NO. 200500152**

The Los Angeles County Regional Planning Commission ("Commission") held a public hearing on November 17, 2007 for General Plan Amendment Case No. 200500009, Zone Change Case No. 200500014, Conditional Use Permit ("CUP") Case No. 200500152 and Vesting Tentative Tract Map No. 063296. The Commission took its final action on September 17, 2008, approving the Vesting Tentative Tract Map and CUP, and recommending to the Board adoption of the Zone Change and approval of the General Plan Amendment. The project proposes to create a multi-family development of 58 attached condominium units in seven buildings, varying from two to three stories in height, with a common open space/recreation area, on 3.13 gross acres. A Mitigated Negative Declaration ("MND") was prepared for the project with project mitigation measures for traffic, noise, water quality, fire/sheriff services and environmental safety, reducing impacts to a level of less than significant/no impact. The project is located at the intersection of 223rd Street and Normandie Avenue in the Carson Zoned District and unincorporated community of West Carson, within the Second Supervisorial District.

Notice of public hearing was published in the "Long Beach Press Telegram" and "La Opinion" newspapers. Additionally, notices were mailed to property owners within a 500-foot radius of the subject property as well as those individuals and organizations on the Los Angeles County Department of Regional Planning ("Regional Planning") courtesy mailing lists. Public hearing signs were posted on the subject property. Project materials, including the staff report, tentative map, Exhibit "A" and environmental documentation, were mailed to the Carson Regional Library located at 151 E. Carson Street, Carson, CA 90745-2797. Original project materials are available at Regional Planning, 320 West Temple Street, Room 1382, Los Angeles. Project materials are also posted on the Regional Planning website, http://planning.lacounty.gov/case.htm.

### November 7, 2007 Public Hearing

Staff presented the project, which includes a request to amend the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan") from Category I (Major Industrial) and Category 1 (Low Density Residential - One to Six Dwelling Units Per Gross Acre) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units Per Gross Acre), a request to change the zone of 2.54 net acres of existing M-1 (Light Manufacturing) and A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area) to R-3-23U-

DP (Unlimited Multiple Residence - 23 Dwelling Units Per Net Acre - Development Program), a vesting tentative tract map for one multi-family lot with 58 attached condominium units in seven buildings, and a Conditional Use Permit ("CUP") for the Development Program ("DP") zone including modification of maximum building height and front yard wall/fence height standards.

Staff's presentation was followed by a presentation by the applicant's representative and testimony from the applicant. Additional testimony was heard from two persons, including one local resident and one local business owner. One person, the owner of the adjacent business to the south of the subject project, supported the project with some concerns. The local resident, who lives adjacent to the subject property, opposed the project. Testifiers' concerns included the following:

- Adjacent Business Owner: The first testifier, a local business owner with commercial property adjacent to the subject property, stated concerns related to reduced employee parking for his business, additional traffic to be generated, and traffic along Normandie for trucks and tractor-trailers gaining access to his adjacent business.

- Adjacent Resident: The second testifier, a local homeowner, stated concerns related to the inadequacy of the applicant's public outreach efforts, project density and type of proposed residences ("attached" and not "detached"), and traffic safety for children walking to and from the nearby elementary school. Lastly, the second testifier commented that the proposed project looks like a "penitentiary" and that it brings "too much change."

During the November 7, 2007 public hearing, the Commission discussed the proposed development and the following issues:

- Graffiti Removal: The Commission stated that the project Covenants, Conditions and Restrictions ("CC&Rs") would need to address concerns related to graffiti removal ("to be removed by 6:00 AM the following morning").

- Disclosure to Future Residents: The Commission directed staff to include in the project conditions a method to disclose to future residents of the proposed development the surrounding noise and "fumes" from commercial vehicles, guest parking provisions ("no parking in the private driveway and fire lane"), and outside storage and parking of recreational vehicles (both "not allowed"). The Commission also stated that the applicant should work with the adjacent business owner to include in the project CC&Rs details of the business operations (to include business hours, truck traffic and parking, and truck "warm-up" times). The Commission

directed the business owner to write a letter to the applicant giving details of business operations, to include noise and other nuisances produced.

- Onsite Parking: Regarding onsite resident and guest parking, the Commission specifically stated that any proposed "tandem" parking should not allow parking for recreational vehicles, and to be stated as such in the CC&Rs.

- Onsite Recreational Areas: Lastly, the Commission made an additional recommendation for an onsite play area for children within the project.

On November 17, 2007, the Commission, after considering all the evidence, closed the public hearing, and indicated its intent to adopt the MND, approve the Vesting Tentative Tract Map and CUP, and recommend to the Board adoption of the Zone Change and approval of the General Plan Amendment. Staff was directed to return with findings for approval as well as final conditions.

On September 17, 2008, the Commission adopted the MND, approved the Vesting Tentative Tract Map and CUP, and recommended to the Board adoption of the Zone Change and approval of the General Plan Amendment.

SMT:jds
10/26/09

Los Angeles County
Department of Regional Planning

*Planning for the Challenges Ahead*

Bruce W. McClendon FAICP
Director of Planning

September 4, 2008

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice Chair
Esther L. Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Mr. Jodie Sackett, Senior Regional Planning Assistant
Land Divisions Section

SUBJECT: **VESTING TENTATIVE TRACT MAP NO. 063296-(2)**
**GENERAL PLAN AMENDMENT CASE NO. 2005-00009-(2)**
**ZONE CHANGE CASE NO. 2005-00014-(2)**
**CONDITIONAL USE PERMIT CASE NO. 2005-00152-(2)**
**SEPTEMBER 17, 2008; AGENDA ITEM NO. 6 a, b, c, d**

## PROJECT DESCRIPTION

Vesting Tentative Tract Map No. 063296 is a request to authorize the creation of a multi-family residential development with 58 attached condominium units in seven buildings on a 3.13 gross acre site. The subject property currently has five single-family residences, an auto sales lot and commercial storage space.

## PROJECT BACKGROUND

A public hearing on Vesting Tentative Tract Map No. 063296, General Plan Amendment Case No. 2005-00009-(2), Zone Change Case No. 2005-00014-(2) and Conditional Use Permit Case No. 2005-00152-(2) was held by your Commission on November 7, 2007. On November 7, 2007, your Commission considered the testimony and evidence presented, closed the public hearing, and instructed staff to prepare findings and conditions for **approval**.

On December 4, 2007, the applicant contacted staff and requested to remove the case from your Commission's calendar, one week before the project was scheduled to return as a consent item for approval on December 12, 2007. The applicant explained the reason

for the request as the owner's intent to acquire more land for the development proposal, thus changing the project. Due to changes in the economy, on June 9, 2008, the applicant notified staff that the project will remain "as-is" and staff has placed the project back on the agenda to return for your Commission's consent of approval. The project has not changed and is the same as originally presented to your Commission on November 7, 2007.

The draft resolutions, findings and conditions are attached.

**Motion: "I move that the Regional Planning Commission adopt the Mitigated Negative Declaration."**

**Motion: "I move that the Regional Planning Commission approve Vesting Tentative Tract Map No. 063296 and Conditional Use Permit No. 2005-00152-(2), and recommend to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 2005-00009-(2) and adoption of Zone Change Case No. 2005-00014-(2)."**

SMT:jds
9/4/08

Attachments: Draft resolutions, findings and conditions
Mitigated Negative Declaration

**A DRAFT RESOLUTION OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES RELATING TO GENERAL PLAN AMENDMENT CASE NO. 2005-00009-(2)**

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

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles conducted a public hearing regarding General Plan Amendment Case No. 2005-00009-(2), Zone Change Case No. 2005-00014-(2), Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 2005-00152-(2) on November 7, 2007; and

**WHEREAS**, the Regional Planning Commission ("Commission") finds as follows:

1. The applicant proposes to create a gated multi-family residential development of 58 attached condominium units in seven buildings, with a central open space/recreational area on a 3.13 gross acre site.

2. The subject site is located at the intersection of 223rd Street and Normandie Avenue, within the Carson Zoned District and unincorporated community of West Carson.

3. The rectangular "L" shaped subject property is 3.13 gross acres (2.54 net acres) in size with level topography. The subject property is currently occupied by five single-family residences, an auto sales lot and commercial storage space.

4. Primary access to the project property will be from 223rd Street, an 82-foot wide public street.

5. General Plan Amendment Case No. 2005-00009-(2) is a request to amend the Los Angeles Countywide General Plan ("General Plan") from Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) and Category I (Major Industrial) to Category 3 (Medium Density Residential-12 to 22 Dwelling Units Per Acre).

6. General Plan Amendment Case No. 2005-00009-(2) was heard concurrently with Zone Change Case No. 2005-00014-(2), Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 2005-00152-(2).

7. Zone Change Case No. 2005-00009-(2) is a related request to change 3.13 acres of M-1 (Light Manufacturing) and A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-23U-DP (Limited Multiple Residence- 23 Dwelling Units Per Net Acre- Development Program).

8. Vesting Tentative Tract Map No. 063296 is a related request to create one multi-family lot with 58 attached condominium units in seven buildings on a 3.13 gross acre site.

9. Conditional Use Permit Case No. 2005-00152-(2) is a related request for approval of the Development Program zone. In addition, the subject project proposes the following modifications to the R-3 zone:

    a. Modification of the maximum permitted building height of 35 feet in the R-3 zone to allow up to 44 feet.

    b. Modification of the front yard corner setback at the intersection of 223rd Street and Normandie Avenue, to provide a setback of eight feet rather than the required setback of 15 feet from the property line, due to an additional 27-foot, 45-degree "corner" dedication required by the Los Angeles County Department of Public Works ("Public Works").

    c. Modification of the front yard setback to allow construction of perimeter fencing to a maximum height of six feet, which is 30 inches higher than the 42 inches allowed in the R-3 zone.

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

11. The applicant's site plan, labeled Exhibit "A", depicts 58 attached condominium units in seven buildings dispersed evenly throughout the project site. The project site is in an "L"-shaped configuration. The buildings will be two and three stories in height, and covered resident parking will be provided on the first floor of the buildings. Access to the development will be gated and single-means via 223rd Street. A 26-foot wide private driveway and fire lane system is proposed, with a total of 15 uncovered guest parking spaces adjacent to the private driveways. There is a large circular fire vehicle turnaround at the easterly end of the project site with a radius of 42 feet. A common open space/recreation area is proposed in the middle of the development, totaling approximately 7,828 square feet. The project is proposed to be surrounded by block walls with a height of six feet. Approximately 7,000 cubic yards of grading is proposed, with 5,000 cubic yards to be imported to the project site. No Oak trees are present on the subject site.

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12. The property is depicted within the Major Industrial land use category of the General Plan Land Use Policy Map. A General Plan Amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre. The density of the proposed residential development, approximately 18.5 dwelling units per gross acre, is consistent with the maximum allowed by Category 3.

13. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area) and M-1 (Light Industrial). The current zoning was created by Ordinance No. 2006-0030Z, which established the Carson Zoned District on May 2, 2006.

14. Surrounding zoning is A-1 and R-3-DP (Limited Multiple Residence-Development Program) to the north, A-1 to the east, M-1 to the south, and the City of Los Angeles to the west.

15. Surrounding land uses to the north and east consist of single-family residences and an elementary school, with multi-family residences to the north. To the south is a mobilehome park, liquor store, light industrial park, kennel, freight, storage, and single and multi-family residences. To the west is a recreation center and single-family residences.

16. The project is consistent with the proposed R-3-DP zoning classification. Attached multi-family residences are permitted in the R-3-DP zone pursuant to Section 22.20.260 of the Los Angeles County Code ("County Code").

17. Correspondence was received from the Los Angeles County Sanitation District reiterating their comments submitted during the environmental review process and the requirement for payment of sewer connection fees.

18. During the November 7, 2007 public hearing, the Commission heard a presentation from staff and testimony from the applicant as well as the public. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.

19. During the November 7, 2007 public hearing, the owner's representative gave a multimedia presentation concerning the proposed development, circulated additional exhibits and provided a copy of the slide show presentation to the Commission and staff.

20. During the November 7, 2007 public hearing, two residents provided testimony regarding the proposed development. The first testifier, a local business owner with commercial property adjacent to the subject property, stated concerns related to reduced employee parking for his business, additional traffic to be generated and traffic

along Normandie for trucks and tractor-trailers gaining access to his adjacent business. The testifier lastly commented that he is for "making the area better" and "gentrifying the area."

The second testifier, a local homeowner, stated concerns related to the inadequacy of the applicant's public outreach efforts, project density and type of proposed residences ("attached" and not "detached"), and traffic safety for children walking to and from the nearby elementary school. Lastly, the second testifier commented that the proposed project looks like a "penitentiary" and that it brings "too much change."

During the November 7, 2007 public hearing, the applicant responded to each of the concerns given by the testifiers. Traffic patterns are at "Level A" in the AM hours, and "Level C" in the PM hours, meaning that no proposed change to the level of service along Normandie is necessary. In addition, the applicant responded that Public Works will not allow traffic to take direct access from Normandie, and that the proposed driveway will be gated for emergency access only.

The applicant also responded that he will continue to inform the community and that "outreach" will be an ongoing process.

The applicant responded that although some residents recently opposed an adjacent project originally proposing commercial uses, the subject project is only proposing new residences, and that the proposal is consistent with the surrounding area.

Lastly, the applicant responded that he intends to meet the mitigation monitoring requirements and to work with the Los Angeles Unified School District (LAUSD) regarding the safety of children traveling along nearby school routes.

21. During the November 7, 2007 public hearing, the Commission made several statements concerning the testimony and overall project.

First, the Commission asked if the project street frontage is bordered by a wrought iron fence, as well as the location and extent of the proposed block walls. Staff clarified that that wrought iron fencing is proposed along the entire street frontage, with some street frontage having a combination block wall/wrought iron fencing. Staff further clarified that a portion of the Normandie Avenue street frontage would have a combination two-foot retaining wall with a four-foot wrought iron fence, for a combined total of six feet in height.

Second, the Commission stated that the project Covenants Conditions and Restrictions ("CC&Rs") would need to address concerns related to graffiti removal ("to be removed no later than 6:00 AM the following morning"), disclosure of surrounding noise and "fumes" from commercial vehicles, guest parking ("no parking in the private driveway

and fire lane"), outside storage and parking of recreational vehicles (both "not allowed"). Regarding disclosure to future residents, the Commission specifically stated that the applicant should work with the first testifier (adjacent business owner) to include in the CC&Rs details of the testifier's business operations (to include business hours, truck traffic and parking, and truck "warm-up" times). The Commission directed the testifier to write a letter to the applicant giving details of business operations, to include noise and other nuisances produced. Staff further clarified that the applicant can record a "disclosure affidavit" for the surrounding uses, to be provided as a condition of project approval. Regarding onsite resident and guest parking, the Commission specifically stated that any proposed "tandem" parking should not allow parking for recreational vehicles, and to be stated as such in the CC&Rs.

Lastly, the Commission made an additional recommendation for an onsite play area for children. The Commission instructed the applicant to meet with the Los Angeles County Fire Department ("Fire Department") to discuss the safety of a potential "play court" in the proposed project fire turnaround area.

22. On November 7, 2007, after hearing all testimony, the Commission closed the public hearing and indicated their intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 2005-00152-(2), and recommend to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 2005-00009-(2), and adoption of Zone Change Case No. 2005-00014-(2).

23. On September 17, 2008, the Commission adopted the Mitigated Negative Declaration, approved Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 2005-00152-(2), and recommended to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 2005-00009-(2) and adoption of Zone Change Case No. 2005-00014-(2).

24. The plan amendment is 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.

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. 063296.

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

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

31. Approval of the recommended plan amendment will enable implementation of the various land use objectives identified, including location of higher-density residential development near existing services and infrastructure.

32. Adoption of the proposed local plan amendment will enable the development of the subject property as proposed.

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

34. 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 less than significant effects with project mitigation regarding noise, water quality, traffic, fire/sheriff services and environmental safety. Based on the Initial Study and project revisions, a Mitigated Negative Declaration ("MND") 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 ("MMP").

35. After consideration of the attached MND and MMP 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 MND reflects the independent judgment and analysis of the Commission, and adopts the MND and attached MMP.

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36. This project does not have "no 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 Fee.

37. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

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

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

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

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

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

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

6. Adopt General Plan Amendment Case No. 2005-00009-(2) amending the Land Use Policy map of the General Plan as depicted on the Exhibit attached hereto and described hereinabove.

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 September 17, 2008.

_____

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

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**A DRAFT RESOLUTION OF**
**THE REGIONAL PLANNING COMMISSION**
**OF THE COUNTY OF LOS ANGELES**
**RELATING TO ZONE CHANGE CASE NO. 2005-00014-(2)**

**WHEREAS**, the Los Angeles County Regional Planning Commission ("Commission") has conducted a public hearing in the matter of Zone Change Case No. 2005-00014-(2), General Plan Amendment Case No. 2005-00009-(2), Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 2005-00152-(2) on November 7, 2007; and

**WHEREAS**, the Commission finds as follows:

1. The applicant proposes to create a gated multi-family residential development of 58 attached condominium units in seven buildings, with a central open space/recreational area on a 3.13 gross acre site.

2. The subject site is located at the intersection of 223rd Street and Normandie Avenue, within the Carson Zoned District and unincorporated community of West Carson.

3. The rectangular "L" shaped subject property is 3.13 gross acres (2.54 net acres) in size with level topography. The subject property is currently occupied by five single-family residences, an auto sales lot and commercial storage space.

4. Primary access to the project property will be from 223rd Street, an 82-foot wide public street.

5. Zone Change Case No. 2005-00009-(2) is a request to change 3.13 acres of M-1 (Light Manufacturing) and A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-23U-DP (Limited Multiple Residence- 23 Dwelling Units Per Net Acre- Development Program).

6. Zone Change Case No. 2005-00014-(2) was heard concurrently with General Plan Amendment Case No. 2005-00009-(2), Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 2005-00152-(2).

7. General Plan Amendment Case No. 2005-00009-(2) is a related request to change the existing Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) and Major Industrial ("I") land use categories to Category 3 (Medium Density Residential-12 to 22 Dwelling Units Per Acre) of the Los Angeles Countywide General Plan ("General Plan").

8. Vesting Tentative Tract Map No. 063296 is a related request to create one multi-family lot with 58 attached condominium units in seven buildings on a 3.13 gross acre site.

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9. Conditional Use Permit Case No. 2005-00152-(2) is a related request for approval of the Development Program zone. In addition, the subject project proposes the following modifications to the R-3 zone:

   a. Modification of the maximum permitted building height of 35 feet in the R-3 zone to allow up to 44 feet.

   b. Modification of the front yard corner setback at the intersection of 223rd Street and Normandie Avenue, to provide a setback of eight feet rather than the required setback of 15 feet from the property line, due to an additional 27-foot, 45-degree "corner" dedication required by the Los Angeles County Department of Public Works ("Public Works").

   c. Modification of the front yard setback to allow construction of perimeter fencing to a maximum height of six feet, which is 30 inches higher than the 42 inches allowed in the R-3 zone.

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

11. The applicant's site plan, labeled Exhibit "A", depicts 58 attached condominium units in seven buildings dispersed evenly throughout the project site. The project site is in an "L"-shaped configuration. The buildings will be two and three stories in height, and covered resident parking will be provided on the first floor of the buildings. Access to the development will be gated and single-means via 223rd Street. A 26-foot wide private driveway and fire lane system is proposed, with a total of 15 uncovered guest parking spaces adjacent to the private driveways. There is a large circular fire vehicle turnaround at the easterly end of the project site with a radius of 42 feet. A common open space/recreation area is proposed in the middle of the development, totaling approximately 7,828 square feet. The project is proposed to be surrounded by block walls with a height of six feet. Approximately 7,000 cubic yards of grading is proposed, with 5,000 cubic yards to be imported to the project site. No Oak trees are present on the subject site.

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12. The property is depicted within the Major Industrial land use category of the General Plan Land Use Policy Map. A General Plan Amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre. The density of the proposed residential development, approximately 18.5 dwelling units per gross acre, is consistent with the maximum allowed by Category 3.

13. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area) and M-1 (Light Industrial). The current zoning was created by Ordinance No. 2006-0030Z, which established the Carson Zoned District on May 2, 2006.

14. Surrounding zoning is A-1 and R-3-DP (Limited Multiple Residence-Development Program) to the north, A-1 to the east, M-1 to the south, and the City of Los Angeles to the west.

15. Surrounding land uses to the north and east consist of single-family residences and an elementary school, with multi-family residences to the north. To the south is a mobile home park, liquor store, light industrial park, kennel, freight, storage, and single and multi-family residences. To the west is a recreation center and single-family residences.

16. The project is consistent with the proposed R-3-23U-DP zoning classification. Attached multi-family residences are permitted in the R-3-DP zone pursuant to Section 22.20.300 and 22.20.320 of the Los Angeles County Code ("County Code").

17. Correspondence was received from the Los Angeles County Sanitation District reiterating their comments submitted during the environmental review process and the requirement for payment of sewer connection fees.

18. During the November 7, 2007 public hearing, the Commission heard a presentation from staff and testimony from the applicant as well as the public. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.

19. During the November 7, 2007 public hearing, the owner's representative gave a multimedia presentation concerning the proposed development, circulated additional exhibits and provided a copy of the slide show presentation to the Commission and staff.

20. During the November 7, 2007 public hearing, two residents provided testimony regarding the proposed development. The first testifier, a local business owner with commercial property adjacent to the subject property, stated concerns related to reduced employee parking for his business, additional traffic to be generated and

traffic along Normandie for trucks and tractor-trailers gaining access to his adjacent business. The testifier lastly commented that he is for "making the area better" and "gentrifying the area."

The second testifier, a local homeowner, stated concerns related to the inadequacy of the applicant's public outreach efforts, project density and type of proposed residences ("attached" and not "detached"), and traffic safety for children walking to and from the nearby elementary school. Lastly, the second testifier commented that the proposed project looks like a "penitentiary" and that it brings "too much change."

During the November 7, 2007 public hearing, the applicant responded to each of the concerns given by the testifiers. Traffic patterns are at "Level A" in the AM hours, and "Level C" in the PM hours, meaning that no proposed change to the level of service along Normandie is necessary. In addition, the applicant responded that Public Works will not allow traffic to take direct access from Normandie, and that the proposed driveway will be gated for emergency access only.

The applicant also responded that he will continue to inform the community and that "outreach" will be an ongoing process.

The applicant responded that although some residents recently opposed an adjacent project originally proposing commercial uses, the subject project is only proposing new residences, and that the proposal is consistent with the surrounding area.

Lastly, the applicant responded that he intends to meet the mitigation monitoring requirements and to work with the Los Angeles Unified School District (LAUSD) regarding the safety of children traveling along nearby school routes.

21. During the November 7, 2007 public hearing, the Commission made several statements concerning the testimony and overall project.

First, the Commission asked if the project street frontage is bordered by a wrought iron fence, as well as the location and extent of the proposed block walls. Staff clarified that that wrought iron fencing is proposed along the entire street frontage, with some street frontage having a combination block wall/wrought iron fencing. Staff further clarified that a portion of the Normandie Avenue street frontage would have a combination two-foot retaining wall with a four-foot wrought iron fence, for a combined total of six feet in height.

Second, the Commission stated that the project Covenants Conditions and Restrictions ("CC&Rs") would need to address concerns related to graffiti removal ("to be removed no later than 6:00 AM the following morning"), disclosure of

surrounding noise and "fumes" from commercial vehicles, guest parking ("no parking in the private driveway and fire lane"), outside storage and parking of recreational vehicles (both "not allowed"). Regarding disclosure to future residents, the Commission specifically stated that the applicant should work with the first testifier (adjacent business owner) to include in the CC&Rs details of the testifier's business operations (to include business hours, truck traffic and parking, and truck "warm-up" times). The Commission directed the testifier to write a letter to the applicant giving details of business operations, to include noise and other nuisances produced. Staff further clarified that the applicant can record a "disclosure affidavit" for the surrounding uses, to be provided as a condition of project approval. Regarding onsite resident and guest parking, the Commission specifically stated that any proposed "tandem" parking should not allow parking for recreational vehicles, and to be stated as such in the CC&Rs.

Lastly, the Commission made an additional recommendation for an onsite play area for children. The Commission instructed the applicant to meet with the Los Angeles County Fire Department ("Fire Department") to discuss the safety of a potential "play court" in the proposed project fire turnaround area.

22. On November 7, 2007, after hearing all testimony, the Commission closed the public hearing and indicated their intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 2005-00152-(2), and recommend to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 2005-00009-(2), and adoption of Zone Change Case No. 2005-00014-(2).

23. On September 17, 2008, the Commission adopted the Mitigated Negative Declaration, approved Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 2005-00152-(2), and recommended to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 2005-00009-(2) and adoption of Zone Change Case No. 2005-00014-(2).

24. The plan amendment is 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.

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. 063296.

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. The proposed change of zone from A-1 to R-3-23U-DP is consistent with the goals and objectives of the General Plan in that it will increase the supply of market-rate housing, and it will promote the efficient use of land through a more concentrated pattern of urban development.

30. The requested zone change to R-3-23U-DP is necessary to authorize the proposed development on the subject property. The related development project is consistent with the proposed R-3-23U-DP zoning classification because pursuant to Section 22.40.040 of the County Code, property in a DP zone may be used for any use permitted in the basic zone, subject to the conditions and limitations of the conditional use permit and approved development program contained therein. Multi-family residences are permitted in the R-3-DP zone by Sections 22.20.300 and 22.20.320 of the Los Angeles County Code. The proposed density of 18.5 dwelling units per acre is consistent with the R-3-DP zone, since the zoning would allow the 58 dwelling units proposed for the subject property.

31. Modified conditions warrant revisions in the zoning of the subject property. The existing A-1and M-1 zoning classifications were reflective of the previously agricultural, rural and industrial nature of the site and surrounding community. However, the property is no longer suitable for these uses, as it has become surrounded by single and multi-family residential development.

32. A need for the proposed zone classification exists within the community because a countywide demand exists for infill housing. The General Plan recognizes the limited supply of prime land available for housing and the need for more concentrated urban forms of development.

33. The subject property is a proper location for the proposed R-3-23U-DP zoning classification and placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because it is on a corner lot which will least affect surrounding properties and will be a showcase for residential developments in the community. The proposed zoning classification is consistent with the land use designations of the General Plan and compatible with surrounding zoning and land uses.

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34. Compatibility with surrounding land uses will be further ensured through the conditions of approval of the related conditional use permit.

35. 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 less than significant effects with project mitigation regarding noise, water quality, traffic, fire/sheriff services and environmental safety. Based on the Initial Study and project revisions, a Mitigated Negative Declaration ("MND") 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 ("MMP").

36. After consideration of the attached MND and MMP 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 MND reflects the independent judgment and analysis of the Commission, and adopts the MND and attached MMP.

37. This project does not have "no 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 Fee.

38. 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 Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the 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 Zone Change Case No. 2005-00014-(2), a proposed change of zone from A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area) and M-1 (Light Manufacturing) to R-3-23U-DP (Limited Multiple Residence- 23 Dwelling Units Per Net Acre- Development Program) on 3.13 gross acres.

2. Certify completion of and approve the attached Mitigated Negative Declaration and

determine that Zone Change Case No. 2005-00014-(2) will not have a significant effect upon the environment.

3. Find the recommended zoning is consistent with the goals, policies, and programs of the General Plan.

4. Find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone.

5. Adopt recommended Zone Change Case No. 2005-00014-(2), changing the zoning classification on the property as depicted on the attached Exhibit and described hereinabove.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on September 17, 2008.

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

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**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES FOR CONDITIONAL USE PERMIT CASE NO. 2005-00152-(2)**

1. The Regional Planning Commission of the County of Los Angeles ("Commission") has conducted a public hearing on the matter of Conditional Use Permit Case No. 2005-00152-(2) on November 7, 2007. Conditional Use Permit Case No. 2005-00152-(2) was heard concurrently with General Plan Amendment Case No. 2005-00009-(2), Zone Change Case No. 2005-00014-(2) and Vesting Tentative Tract Map No. 063296.

2. The applicant proposes to create a gated multi-family residential development of 58 attached condominium units in seven buildings, with a central open space/recreational area on a 3.13 gross acre site.

3. The subject site is located at the intersection of 223rd Street and Normandie Avenue, within the Carson Zoned District and unincorporated community of West Carson.

4. The rectangular "L" shaped subject property is 3.13 gross acres (2.54 net acres) in size with level topography. The subject property is currently occupied by five single-family residences, an auto sales lot and commercial storage space.

5. Primary access to the project property will be from 223rd Street, an 82-foot wide public street.

6. Conditional Use Permit Case No. 2005-00152-(2) is a request for approval of the Development Program zone. In addition, the subject project proposes the following modifications to the R-3 zone:

   a. Modification of the maximum permitted building height of 35 feet in the R-3 zone to allow up to 44 feet.

   b. Modification of the front yard corner setback at the intersection of 223rd Street and Normandie Avenue, to provide a setback of eight feet rather than the required setback of 15 feet from the property line, due to an additional 27-foot, 45-degree "corner" dedication required by the Los Angeles County Department of Public Works ("Public Works").

   c. Modification of the front yard setback to allow construction of perimeter fencing to a maximum height of six feet, which is 30 inches higher than the 42 inches allowed in the R-3 zone.

7. General Plan Amendment Case No. 2005-00009-(2) is a request to amend the Los Angeles Countywide General Plan ("General Plan") from Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) and Category I (Major Industrial) to Category 3 (Medium Density Residential-12 to 22 Dwelling Units Per Acre).

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8. Zone Change Case No. 2005-00009-(2) is a related request to change 3.13 acres of M-1 (Light Manufacturing) and A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-23U-DP (Limited Multiple Residence- 23 Dwelling Units Per Net Acre- Development Program).

9. Vesting Tentative Tract Map No. 063296 is a related request to create one multi-family lot with 58 attached condominium units in seven buildings on a 3.13 gross acre site.

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

11. The applicant's site plan, labeled Exhibit "A", depicts 58 attached condominium units in seven buildings dispersed evenly throughout the project site. The project site is in an "L"-shaped configuration. The buildings will be two and three stories in height, and covered resident parking will be provided on the first floor of the buildings. Access to the development will be gated and single-means via 223rd Street. A 26-foot wide private driveway and fire lane system is proposed, with a total of 15 uncovered guest parking spaces adjacent to the private driveways. There is a large circular fire vehicle turnaround at the easterly end of the project site with a radius of 42 feet. A common open space/recreation area is proposed in the middle of the development, totaling approximately 7,828 square feet. The project is proposed to be surrounded by block walls with a height of six feet. Approximately 7,000 cubic yards of grading is proposed, with 5,000 cubic yards to be imported to the project site. No Oak trees are present on the subject site.

12. The property is depicted within the Major Industrial land use category of the General Plan Land Use Policy Map. A General Plan Amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre. The density of the proposed residential development, approximately 18.5 dwelling units per gross acre, is consistent with the maximum allowed by Category 3.

13. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area) and M-1 (Light Industrial). The current zoning was created by Ordinance No. 2006-0030Z, which established the Carson Zoned District on May 2, 2006.

14. Surrounding zoning is A-1 and R-3-DP (Limited Multiple Residence-Development Program) to the north, A-1 to the east, M-1 to the south, and the City of Los Angeles to the west.

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15. Surrounding land uses to the north and east consist of single-family residences and an elementary school, with multi-family residences to the north. To the south is a mobile home park, liquor store, light industrial park, kennel, freight, storage, and single and multi-family residences. To the west is a recreation center and single-family residences.

16. The project is consistent with the proposed R-3-DP zoning classification. Attached multi-family residences are permitted in the R-3-DP zone pursuant to Section 22.20.260 of the Los Angeles County Code ("County Code").

17. Correspondence was received from the Los Angeles County Sanitation District reiterating their comments submitted during the environmental review process and the requirement for payment of sewer connection fees.

18. During the November 7, 2007 public hearing, the Commission heard a presentation from staff and testimony from the applicant as well as the public. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.

19. During the November 7, 2007 public hearing, the owner's representative gave a multimedia presentation concerning the proposed development, circulated additional exhibits and provided a copy of the slide show presentation to the Commission and staff.

20. During the November 7, 2007 public hearing, two residents provided testimony regarding the proposed development. The first testifier, a local business owner with commercial property adjacent to the subject property, stated concerns related to reduced employee parking for his business, additional traffic to be generated and traffic along Normandie for trucks and tractor-trailers gaining access to his adjacent business. The testifier lastly commented that he is for "making the area better" and "gentrifying the area."

    The second testifier, a local homeowner, stated concerns related to the inadequacy of the applicant's public outreach efforts, project density and type of proposed residences ("attached" and not "detached"), and traffic safety for children walking to and from the nearby elementary school. Lastly, the second testifier commented that the proposed project looks like a "penitentiary" and that it brings "too much change."

    During the November 7, 2007 public hearing, the applicant responded to each of the concerns given by the testifiers. Traffic patterns are at "Level A" in the AM hours, and "Level C" in the PM hours, meaning that no proposed change to the level of service along Normandie is necessary. In addition, the applicant responded that Public

Works will not allow traffic to take direct access from Normandie, and that the proposed driveway will be gated for emergency access only.

The applicant also responded that he will continue to inform the community and that "outreach" will be an ongoing process.

The applicant responded that although some residents recently opposed an adjacent project originally proposing commercial uses, the subject project is only proposing new residences, and that the proposal is consistent with the surrounding area.

Lastly, the applicant responded that he intends to meet the mitigation monitoring requirements and to work with the Los Angeles Unified School District (LAUSD) regarding the safety of children traveling along nearby school routes.

21. During the November 7, 2007 public hearing, the Commission made several statements concerning the testimony and overall project.

First, the Commission asked if the project street frontage is bordered by a wrought iron fence, as well as the location and extent of the proposed block walls. Staff clarified that that wrought iron fencing is proposed along the entire street frontage, with some street frontage having a combination block wall/wrought iron fencing. Staff further clarified that a portion of the Normandie Avenue street frontage would have a combination two-foot retaining wall with a four-foot wrought iron fence, for a combined total of six feet in height.

Second, the Commission stated that the project Covenants Conditions and Restrictions ("CC&Rs") would need to address concerns related to graffiti removal ("to be removed no later than 6:00 AM the following morning"), disclosure of surrounding noise and "fumes" from commercial vehicles, guest parking ("no parking in the private driveway and fire lane"), outside storage and parking of recreational vehicles (both "not allowed"). Regarding disclosure to future residents, the Commission specifically stated that the applicant should work with the first testifier (adjacent business owner) to include in the CC&Rs details of the testifier's business operations (to include business hours, truck traffic and parking, and truck "warm-up" times). The Commission directed the testifier to write a letter to the applicant giving details of business operations, to include noise and other nuisances produced. Staff further clarified that the applicant can record a "disclosure affidavit" for the surrounding uses, to be provided as a condition of project approval. Regarding onsite resident and guest parking, the Commission specifically stated that any proposed "tandem" parking should not allow parking for recreational vehicles, and to be stated as such in the CC&Rs.

Lastly, the Commission made an additional recommendation for an onsite play area for children. The Commission instructed the applicant to meet with the Los Angeles

County Fire Department ("Fire Department") to discuss the safety of a potential "play court" in the proposed project fire turnaround area.

22. On November 7, 2007, after hearing all testimony, the Commission closed the public hearing and indicated their intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 2005-00152-(2), and recommend to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 2005-00009-(2), and adoption of Zone Change Case No. 2005-00014-(2).

23. On September 17, 2008, the Commission adopted the Mitigated Negative Declaration, approved Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 2005-00152-(2), and recommended to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 2005-00009-(2) and adoption of Zone Change Case No. 2005-00014-(2).

24. The proposed use is subject to the development standards and requirements applicable to the R-3-DP zone, as set forth in Sections 22.28.130 through 22.28.170 of the County Code, as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080 of the County Code.

25. The applicant has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of Section 22.40.050 of the County Code.

26. As a condition of approval of this grant, the applicant will be required to comply with all applicable development program conditions as set forth in Section 22.40.070 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 regarding noise, traffic, water quality, fire/sheriff services and environmental safety. Prior to the release of the proposed Mitigated Negative Declaration ("MND") 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 Initial Study and project revisions, the Department of Regional Planning ("Regional Planning") has prepared an MND 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 ("MMP").

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28. After consideration of the attached MND and the MMP 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 MND reflects the independent judgment and analysis of the Commission, and adopts the MND and attached MMP.

29. This project does not have "no 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 Fee.

30. Approval of this Conditional Use Permit is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for General Plan Amendment Case No. 2005-00009-(2), Zone Change Case No. 2005-00014-(2) and Vesting Tentative Tract Map No. 063296.

31. 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.

32. 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 Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**BASED ON THE FOREGOING, THE COMMISSION CONCLUDES:**

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

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

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Sections 22.40.060 and 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

**THEREFORE,** in view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 2005-00152-(2) is approved, subject to the attached conditions established by the Commission.

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**DEPARTMENT OF REGIONAL PLANNING**
**CONDITIONAL USE PERMIT CASE NO. 2005-00152-(2)**

**Exhibit "A" Date: April 24, 2007**

**DRAFT CONDITIONS:**

1. This grant authorizes the use of a development program of the subject property for 58 new attached condominium units in seven buildings in a gated development, with 0.80 acres of landscaping and common open space, as depicted on the approved Exhibit "A" map (dated April 24, 2007) or an approved revised Exhibit "A", subject to all of the following conditions of approval.

2. Approval of this grant is contingent upon approval of General Plan Amendment Case No. 2005-00009-(2) by the Los Angeles County Board of Supervisors ("Board") and the effectuation of an ordinance changing the zoning of the subject property from A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) and M-1 (Light Industrial) to R-3-23U-DP (Limited Multiple Residence- 23 Dwelling Units Per Net Acre- Development Program).

3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County 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. 7, and until all required monies have been paid pursuant to Condition Nos. 8 and 40.

4. 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.

5. 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.

6. 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.

7. 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 of the subject property.

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8. Within five days from the approval date, the permittee shall remit a processing fee (currently $1,926.75) payable to the County of Los Angeles ("County") in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the 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.

9. 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.

10. If 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 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 inspections shall be the amount equal to the recovery cost at the time of payment (currently $150.00 per inspection).

11. 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 defense.

12. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing 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 on 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 Los Angeles County Code ("County Code") Section 2.170.010.

13. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 063296. In the event that Vesting Tentative Tract Map No. 063296 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.

14. The subject property shall be graded, developed and maintained in substantial conformance with the approved tentative tract map and the approved Exhibit "A" (dated April 24, 2007) or an approved revised Exhibit "A".

15. The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 063296.

16. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director of Planning").

17. This grant authorizes the following modifications as shown on the approved Exhibit "A" from the provisions set forth in Sections 22.20.300 and 22.20.320 of the County Code:

    a. Modification of the maximum permitted building height of 35 feet in the R-3 zone to allow up to 44 feet.

    b. Modification of the front yard corner setback at the intersection of 223rd Street and Normandie Avenue, to provides a setback of eight feet rather than the required setback of 15 feet from property line, due to an additional 27-foot, 45-degree "corner" dedication required by the Los Angeles County Department of Public Works ("Public Works").

    c. Modification of the front yard setback to allow construction of perimeter fencing to a maximum height of six feet, which is 30 inches higher than the 42 inches allowed in the R-3 zone.

18. Prior to final map approval, submit an Exhibit "A" showing a minimum building setback of 15 feet along Normandie Avenue in accordance with Mitigation Monitoring Program Item No. 3.

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19. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.

20. No structure shall exceed a height of 44 feet above grade, except for chimneys and rooftop antennas.

21. A minimum of 131 automobile parking spaces, as depicted on the approved Exhibit "A" (dated April 24, 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 15 guest parking spaces distributed throughout the project site as depicted on the approved Exhibit "A" (dated April 24, 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. The permittee shall provide for continual enforcement in the Covenants, Conditions, and Restrictions ("CC&Rs") to the satisfaction of Regional Planning.

22. Pursuant to Section 1129B of the State Building Code, one of the 15 guest parking spaces must be an accessible parking space for the disabled. Prior to the issuance of any building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a revised Exhibit "A" showing the required accessible parking space.

23. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review prior to final map approval.

24. 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.

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

26. State in the CC&Rs that parking of recreational vehicles and outside storage shall not be allowed within the development.

27. State in the CC&Rs that any graffiti on the subject property shall be removed by 6:00 AM the next day.

28. Disclose in the CC&Rs information related to business operations and business hours for all adjacent non-residential uses, to include information regarding noise and other nuisances.

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29. All utilities shall be placed underground.

30. 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").

31. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and adjacent property owners have been notified.

32. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00 a.m. and 6:00 p.m., and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.

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

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

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

36. The permittee shall obtain all necessary permits from the Los Angeles County Department of Public Works ("Public Works") and shall maintain all such permits in full force and effect throughout the life of this permit.

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

38. 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 premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

39. In the event 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.

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

41. 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 facilities shall be provided to the satisfaction of said department.

42. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.

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

44. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

    a. Timing of Planting. Prior to the issuance of building permits for any construction the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping.

    b. The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs and/or ground cover shall be completed within six months following occupancy.

45. 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.

46. 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 herein by this reference and made conditions of this grant. The permittee shall comply with all mitigation measures in accordance with the attached Mitigation Monitoring Program ("MMP"). After completion of the appeal period, record a covenant and agreement, and submit a draft copy to Regional Planning for approval prior to recording, 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 permittee shall submit annual mitigation monitoring reports to Regional Planning for approval. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

47. Deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigations Monitoring Reports.

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**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES FOR VESTING TENTATIVE TRACT MAP NO. 063296**

1. The Regional Planning Commission of the County of Los Angeles ("Commission") has conducted a public hearing on the matter of Vesting Tentative Tract Map No. 063296 on November 7, 2007. Vesting Tentative Tract Map No. 063296 was heard concurrently with General Plan Amendment Case No. 2005-00009-(2), Zone Change Case No. 2005-00014-(2) and Conditional Use Permit Case No. 2005-00152-(2).

2. The applicant proposes to create a gated multi-family residential development of 58 attached condominium units in seven buildings, with a central open space/recreational area on a 3.13 gross acre site.

3. The subject site is located at the intersection of 223rd Street and Normandie Avenue, within the Carson Zoned District and unincorporated community of West Carson.

4. The rectangular "L" shaped subject property is 3.13 gross acres (2.54 net acres) in size with level topography. The subject property is currently occupied by five single-family residences, an auto sales lot and commercial storage space.

5. Primary access to the project property will be from 223rd Street, an 82-foot wide public street.

6. Vesting Tentative Tract Map No. 063296 is a related request to create one multi-family lot with 58 attached condominium units in seven buildings on a 3.13 gross acre site.

7. General Plan Amendment Case No. 2005-00009-(2) is a related request to amend the Los Angeles Countywide General Plan ("General Plan") from Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) and Category I (Major Industrial) to Category 3 (Medium Density Residential-12 to 22 Dwelling Units Per Acre).

8. Zone Change Case No. 2005-00009-(2) is a related request to change 3.13 acres of M-1 (Light Manufacturing) and A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-23U-DP (Limited Multiple Residence- 23 Dwelling Units Per Net Acre- Development Program).

9. Conditional Use Permit Case No. 2005-00152-(2) is a related request for approval of the Development Program zone. In addition, the subject project proposes the following modifications to the R-3 zone:

    a. Modification of the maximum permitted building height of 35 feet in the R-3

zone to allow up to 44 feet.

b. Modification of the front yard corner setback at the intersection of 223rd Street and Normandie Avenue, to provide a setback of eight feet rather than the required setback of 15 feet from the property line, due to an additional 27-foot, 45-degree "corner" dedication required by the Los Angeles County Department of Public Works ("Public Works").

c. Modification of the front yard setback to allow construction of perimeter fencing to a maximum height of six feet, which is 30 inches higher than the 42 inches allowed in the R-3 zone.

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

11. The applicant's site plan, labeled Exhibit "A", depicts 58 attached condominium units in seven buildings dispersed evenly throughout the project site. The project site is in an "L"-shaped configuration. The buildings will be two and three stories in height, and covered resident parking will be provided on the first floor of the buildings. Access to the development will be gated and single-means via 223rd Street. A 26-foot wide private driveway and fire lane system is proposed, with a total of 15 uncovered guest parking spaces adjacent to the private driveways. There is a large circular fire vehicle turnaround at the easterly end of the project site with a radius of 42 feet. A common open space/recreation area is proposed in the middle of the development, totaling approximately 7,828 square feet. The project is proposed to be surrounded by block walls with a height of six feet. Approximately 7,000 cubic yards of grading is proposed, with 5,000 cubic yards to be imported to the project site. No Oak trees are present on the subject site.

12. The property is depicted within the Major Industrial land use category of the General Plan Land Use Policy Map. A General Plan Amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre. The density of the proposed residential development, approximately 18.5 dwelling units per gross acre, is consistent with the maximum allowed by Category 3.

13. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area) and M-1 (Light Industrial). The current zoning was created by Ordinance No. 2006-0030Z, which established the Carson Zoned District on May 2, 2006.

14. Surrounding zoning is A-1 and R-3-DP (Limited Multiple Residence-Development Program) to the north, A-1 to the east, M-1 to the south, and the City of Los Angeles to the west.

15. Surrounding land uses to the north and east consist of single-family residences and an elementary school, with multi-family residences to the north. To the south is a mobile home park, liquor store, light industrial park, kennel, freight, storage, and single and multi-family residences. To the west is a recreation center and single-family residences.

16. The project is consistent with the proposed R-3-DP zoning classification. Attached multi-family residences are permitted in the R-3-DP zone pursuant to Section 22.20.260 of the Los Angeles County Code ("County Code").

17. Correspondence was received from the Los Angeles County Sanitation District reiterating their comments submitted during the environmental review process and the requirement for payment of sewer connection fees.

18. During the November 7, 2007 public hearing, the Commission heard a presentation from staff and testimony from the applicant as well as the public. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.

19. During the November 7, 2007 public hearing, the owner's representative gave a multimedia presentation concerning the proposed development, circulated additional exhibits and provided a copy of the slide show presentation to the Commission and staff.

20. During the November 7, 2007 public hearing, two residents provided testimony regarding the proposed development. The first testifier, a local business owner with commercial property adjacent to the subject property, stated concerns related to reduced employee parking for his business, additional traffic to be generated and traffic along Normandie for trucks and tractor-trailers gaining access to his adjacent business. The testifier lastly commented that he is for "making the area better" and "gentrifying the area."

    The second testifier, a local homeowner, stated concerns related to the inadequacy of the applicant's public outreach efforts, project density and type of proposed residences ("attached" and not "detached"), and traffic safety for children walking to and from the nearby elementary school. Lastly, the second testifier commented that the proposed project looks like a "penitentiary" and that it brings "too much change."

    During the November 7, 2007 public hearing, the applicant responded to each of the concerns given by the testifiers. Traffic patterns are at "Level A" in the AM hours, and "Level C" in the PM hours, meaning that no proposed change to the level of service along Normandie is necessary. In addition, the applicant responded that Public Works will not allow traffic to take direct access from Normandie, and that the proposed driveway will be gated for emergency access only.

    The applicant also responded that he will continue to inform the community and that "outreach" will be an ongoing process.

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The applicant responded that although some residents recently opposed an adjacent project originally proposing commercial uses, the subject project is only proposing new residences, and that the proposal is consistent with the surrounding area.

Lastly, the applicant responded that he intends to meet the mitigation monitoring requirements and to work with the Los Angeles Unified School District (LAUSD) regarding the safety of children traveling along nearby school routes.

21. During the November 7, 2007 public hearing, the Commission made several statements concerning the testimony and overall project.

First, the Commission asked if the project street frontage is bordered by a wrought iron fence, as well as the location and extent of the proposed block walls. Staff clarified that that wrought iron fencing is proposed along the entire street frontage, with some street frontage having a combination block wall/wrought iron fencing. Staff further clarified that a portion of the Normandie Avenue street frontage would have a combination two-foot retaining wall with a four-foot wrought iron fence, for a combined total of six feet in height.

Second, the Commission stated that the project Covenants Conditions and Restrictions ("CC&Rs") would need to address concerns related to graffiti removal ("to be removed no later than 6:00 AM the following morning"), disclosure of surrounding noise and "fumes" from commercial vehicles, guest parking ("no parking in the private driveway and fire lane"), outside storage and parking of recreational vehicles (both "not allowed"). Regarding disclosure to future residents, the Commission specifically stated that the applicant should work with the first testifier (adjacent business owner) to include in the CC&Rs details of the testifier's business operations (to include business hours, truck traffic and parking, and truck "warm-up" times). The Commission directed the testifier to write a letter to the applicant giving details of business operations, to include noise and other nuisances produced. Staff further clarified that the applicant can record a "disclosure affidavit" for the surrounding uses, to be provided as a condition of project approval. Regarding onsite resident and guest parking, the Commission specifically stated that any proposed "tandem" parking should not allow parking for recreational vehicles, and to be stated as such in the CC&Rs.

Lastly, the Commission made an additional recommendation for an onsite play area for children. The Commission instructed the applicant to meet with the Los Angeles County Fire Department ("Fire Department") to discuss the safety of a potential "play court" in the proposed project fire turnaround area.

22. On November 7, 2007, after hearing all testimony, the Commission closed the public hearing and indicated their intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 2005-00152-(2), and recommend to the Los Angeles County Board of

Supervisors approval of General Plan Amendment Case No. 2005-00009-(2), and adoption of Zone Change Case No. 2005-00014-(2).

23. On September 17, 2008, the Commission adopted the Mitigated Negative Declaration, approved Vesting Tentative Tract Map No. 063296 and Conditional Use Permit Case No. 2005-00152-(2), and recommended to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 2005-00009-(2) and adoption of Zone Change Case No. 2005-00014-(2).

24. The project design is required to comply with the standards of the R-3-23U-DP zone. Multi-family residences are permitted in this zone pursuant to Section 22.20.260 of the Los Angeles County Code.

25. 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 existing public services and infrastructure.

26. The proposed subdivision will be served by public sewer and public water systems.

27. The site is physically suitable for the density and type of development proposed since it has access via privately-maintained streets to County-maintained streets, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.

28. 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 geological and soils factors are addressed in the conditions of approval.

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

30. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.

31. 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 shown on the tentative map provide adequate protection for any such easements.

32. 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.

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33. 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.

34. This tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.101 through 21.38.080 of the County Code.

35. 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 less than significant effects with project mitigation regarding noise, water quality, traffic, fire/sheriff services and environmental safety. Based on the Initial Study and project revisions, a Mitigated Negative Declaration ("MND") 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 ("MMP").

36. After consideration of the attached MND and MMP 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 MND reflects the independent judgment and analysis of the Commission, and adopts the MND and attached MMP.

37. This project does not have "no 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 Fee.

38. 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 Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**THEREFORE,** in view of the findings of fact and conclusions presented above, Vesting Tentative Tract Map No. 063296 is **approved**, subject to the attached conditions established by the Commission and recommended by the Los Angeles County Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING** **Map Date: April 24, 2007**
**VESTING TENTATIVE TRACT MAP NO. 063296** **Exhibit Map Date: April 24, 2007**

**DRAFT CONDITIONS**:

1. Conform to the applicable requirements of Title 21 and 22 of the Los Angeles County Code ("County Code"), including the requirements of the R-3-DP (Limited Multiple Residence – Development Program) zone. Also, conform to the requirements of Conditional Use Permit Case No. 2005-00152-(2) and the Mitigation Monitoring Program ("MMP").

2. Recordation of the final map is contingent upon approval of General Plan Amendment Case No. 2005-00009-(2) by the Los Angeles County Board of Supervisors ("Board") and the effectuation of an ordinance changing the zoning of the subject property from A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) and M-1 (Light Industrial) to R-3-23U-DP.

3. Label the interior driveway as "Private Driveway and Fire Lane" on the final map.

4. Construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the approved Exhibit "A" Map, dated April 24, 2007, to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Fire Department.

5. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review prior to final map approval.

6. 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.

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

8. State in the CC&Rs that parking of recreational vehicles and outside storage shall not be allowed within the development.

9. State in the CC&Rs that any graffiti on the subject property shall be removed by 6:00 AM the next day.

10. Disclose in the CC&Rs information related to business operations and business hours for all adjacent non-residential uses, to include information regarding noise and other nuisances.

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11. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit Map, dated April 24, 2007.

12. Prior to final map approval, submit an Exhibit Map for review and approval by the Subdivision Committee, showing a minimum building setback of 15 feet along Normandie Avenue in accordance with Mitigation Monitoring Program Item No. 3.

13. Prior to final map approval, submit a draft copy of an affidavit of disclosure for the surrounding non-residential land uses. Include in the affidavit information regarding the business operations and hours for adjacent non-residential uses, to be consistent with the information disclosed in the CC&Rs. Submit a recorded copy of the affidavit after final map recordation.

14. Place a note or notes on the final map, to the satisfaction of Regional Planning and Public Works, that this subdivision is approved as a condominium project for a total of 58 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.

15. Remove all existing structures on the subject property. Submit a copy of a demolition permit prior to final map approval.

16. Three copies of a landscape plan, which may be incorporated into a revised site plan, shall be submitted and approved by the Planning Director as required by Conditional Use Permit No. 2005-00009-(2).

17. The subdivider or successor in interest shall plant at least 27 trees of a non-invasive species within the multi-family residential lot. 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 Regional 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.

18. Within five days of the approval date, remit processing fees (currently $1,926.75) 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.

19. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee (currently $46,226) to the Los Angeles County Librarian prior to the issuance of any building permit and provide proof of payment to Regional Planning.

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20. 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 this project. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Plan. 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.

21. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to Regional Planning. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

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

23. No grading permit may be issued prior to final map recordation unless otherwise authorized by the Director of Planning.

24. 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, or employees to attack, set aside, void or annul this tentative map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate reasonably in the defense.

25. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider 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 subdivider or the 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 funds 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;

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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 the subdivider according to the County Code Section 2.170.010.

Except as expressly modified herein above, this approval is subject to all those conditions set forth in the CUP and attached MMP, and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

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The following reports consisting of 14 pages are the recommendations of Public Works.

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

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

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

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

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

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

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

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

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

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

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

11. 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.

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

SMS

Prepared by Juan M Sarda  Phone (626) 458-4921  Date 06-04-2007

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

TRACT NO. 063296

REVISED TENTATIVE MAP DATED 04/24/07
EXHIBIT MAP DATED 04/24/07

**DRAINAGE CONDITIONS**

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

==========

**GRADING CONDITIONS:**

1. Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 04/24/06 to the satisfaction of Public Works.

2. 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.

Name ELAINE KUNITAKE Date 05/24/07 Phone (626) 458-4921

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
1 Soils Engineer
1 GMED File
1 Subdivision

| | | | |
|---|---|---|---|
| **TENTATIVE TRACT MAP** | 63296 | **TENTATIVE MAP DATED** | 4/24/07 (Revision) |
| **SUBDIVIDER** | 223 Normandie Properties | **LOCATION** | Harbor City |
| **ENGINEER** | B & E Engineers | **GRADING BY SUBDIVIDER** | [Y] (Y or N) |
| **GEOLOGIST** | Southern California Geotechnical, Inc. | **REPORT DATE** | 7/19/05 |
| **SOILS ENGINEER** | Same | **REPORT DATE** | Same |

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT**

**THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

1. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.

2. The Soils Engineering review dated 5/24/07 is attached.

* The Manual for Preparation of Geotechnical Reports is available at: http://www.ladpw.org/gmed/Manual.pdf.

Prepared by _____ Reviewed by _____ Date 5/23/07
Charles Nestle

P:\Gmepub\Geology Review\Forms\Form02.doc
11/28/06

**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
Job Number LX001129
Sheet 1 of 1

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

| | |
|---|---|
| Tentative Tract Map | 63296 |
| Location | Normandie Avenue & 223rd Street, Harbor City |
| Developer/Owner | 223 Normandie Properties |
| Engineer/Architect | B & E Engineers |
| Soils Engineer | Southern California Geotechnical, Inc. (05G194-1) |
| Geologist | Southern California Geotechnical, Inc. |

Review of:

Revised Tentative Tract Map and Exhibit "A" Dated by Regional Planning **4/24/07**
Geotechnical Report Dated 7/19/05
Previous Review Sheet Dated 1/30/07

ACTION:

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

REMARKS:

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

REGISTERED PROFESSIONAL ENGINEER
YOSHIYA MORISAKU
No. 67587
Exp. 6/30/07
CIVIL
STATE OF CALIFORNIA

Reviewed by _____ Date 5/24/07
Yoshiya Morisaku

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.
P:\Yosh\63296TentTa

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

1. Dedicate the right to restrict vehicular access on Normandie Avenue and 223rd Street. The proposed driveway on Normandie Avenue shall be restricted to "For Emergency Vehicles Only" and the proposed gated entrance shall remain closed at all times except during an emergency.

2. Provide property line return radii of 27 feet plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) at the intersection of Normandie Avenue and 223rd Street to the satisfaction of Public Works.

3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Normandie Avenue and 223rd Street.

4. Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement along the property frontage on Normandie Avenue and 223rd Street.

5. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.

6. If required, re-construct the existing curb return at a radius of 35 feet at the intersection of Normandie Avenue and 223rd Street to provide full-width sidewalk, curb ramp, and standard curb return to the satisfaction of Public Works Relocate the existing traffic signals as a result of the curb return modification to the satisfaction of Public Works. Prepare detailed 1" = 20' scaled traffic signal plans on Normandie Avenue and 223rd Street to show the relocation of the traffic signals as a result of the curb return modification to the satisfaction of Public Works.

7. Remove or relocate any existing fences/walls along the property frontage that are located within the road right of way on Normandie Avenue and 223rd Street to outside of the right of way to the satisfaction of Public Works.

8. 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.

9. 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.

10. A portion of Normandie Avenue is in the City of Los Angles jurisdiction. If needed, construct improvements along the property frontage on Normandie Avenue to the satisfaction of the City of Los Angeles.

11. If needed, obtain a construction/encroachment permit for any improvements/works constructed on Normandie Avenue to the satisfaction of the City of Los Angeles.

12. Plant street trees along the property frontage on Normandie Avenue and 223rd Street to the satisfaction of Public Works.

13. Comply with following street lighting requirements:

    a. Provide street lights on concrete poles with underground wiring along the property frontage on Normandie Avenue and 223rd Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

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

14. Locate the entry gate or key pad/call box (if one is provided) a minimum of 50 feet beyond the right of way of 223rd Street and construct a turnaround with a minimum turnaround radius of 32 feet in the private driveway and firelane/on Private Drive "A" preceding the gated entrance to the satisfaction of Public Works. Setback the raised median nose in the private driveway/on 223rd Street a minimum of 20 feet from 223rd Street right of way to the satisfaction Public Works. The details of the gated access as shown on the tentative map are not necessary approved.

15. Prepare detailed 1" = 40' scaled signing and striping plans on 223rd Street and Normandie Avenue in the vicinity of this project and at the intersection of Vermont Avenue and 223rd Street to the satisfaction of Public Works.

16. Comply with the mitigation measures identified in the attached January 25, 2007 and February 13, 2006 letters from our Traffic and Lighting Division to the satisfaction of Public Works.

HW

Prepared by John Chin  Phone (626) 458-4915  Date 05-29-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 063296 (Rev.)



TENTATIVE MAP DATED 04-24-2007
EXHIBIT MAP DATED 04-24-2007

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 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 (PC11894AS, dated 11-16-2005) 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. Easements are required, subject to review by Public Works to determine the final locations and requirements.

SMS

Prepared by Julian Garcia  Phone (626) 458-4921  Date 06-04-2007

tr63296s-rev3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 063296 (Rev.)



TENTATIVE MAP DATED 04-24-2007
EXHIBIT MAP DATED 04-24-2007

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 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 05-29-2007

# 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
http://dpw.lacounty.gov

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


IN REPLY PLEASE
REFER TO FILE: T-4

January 25, 2007

Ms. Francesca S. Bravo
Linscott, Law & Greenspan, Engineers
234 East Colorado Boulevard, Suite 400
Pasadena, CA 91101

Dear Ms. Bravo:

**TRACT MAP NO. 63296**
**VERMONT AVENUE AT 223RD STREET**
**STRIPING COST ESTIMATE**

As requested, we have reviewed and agree with the $10,000 estimate you submitted for the required street improvements for Vermont Avenue at 223rd Street. Based on the project's pro-rata share of 11.8 percent, your project's proportionate share of the cost is $1,180.

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

William Winter

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and lighting Division

GS:cn
LANDDEVELOPMENTREVIEW\GHASSAN\PROJECTS\SITE\TR\vermontAvenueat223rdStreetTR63296\DOCUMENTS\TR63296CostEsimate.doc

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

# 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

February 13, 2006

Ms. Francesca S. Bravo
Linscott, Law & Greenspan, Engineers
234 East Colorado Boulevard, Suite 400
Pasadena, CA 91101

Dear Ms. Bravo:

**TENTATIVE TRACT NO. 63296**
**REVISED TRAFFIC IMPACT STUDY (DECEMBER 1, 2005)**
**HARBOR GATEWAY AREA**

As requested, we have reviewed the above-mentioned documents. The project is located at the southeast corner of the intersection of Normandie Avenue and West 223rd Street in the unincorporated County of Los Angeles area of Harbor Gateway.

The proposed project includes the construction of 59 single-family residential homes. The project is estimated to generate approximately 398 vehicle trips daily, with approximately 26 and 36 vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the study that the traffic generated by the project alone will not have a significant impact to any County or County/City roadways or intersections. However, the cumulative traffic generated by the project and other related projects will significantly impact the following County intersection. The project shall contribute its proportionate share of the cost for the following mitigation measure:

FILE COPY

Vermont Avenue at 223rd Street

South approach: One left-turn lane, two through lanes, and one exclusive right-turn lane instead of one left-turn lane, one through lane, and one shared through-right lane (restripe the existing roadway).

The project's pro-rata share is 11.8 percent.

A detailed signing and striping plan for this improvement shall be prepared and submitted to Traffic and Lighting Division for review and approval.

We also agree with the study that the project will not have a significant impact on any Congestion Management Program monitored intersections, arterial, or freeway segment in the area.

We recommend the City of Los Angeles review this document to determine whether they concur with the study's findings of the potential California Environmental Quality Act impacts within their jurisdictions.

Please submit a 40-foot-scale site plan of the project showing access locations in relationship to adjacent intersections and driveways to Traffic and Lighting Division for review and approval. Please submit the site plan to Mr. Sam Richards of our Land Development Review Section. He may be contacted for questions regarding the site plan submittal at (626) 300-4842.

If you have any further questions regarding the review of this document, please contact Ms. Amanda Ta of our Traffic Studies Section at (626) 300-4766.

Very truly yours,

DONALD L. WOLFE
Director of Public Works

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

AT:cn
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RP - Jodie

# COUNTY OF LOS ANGELES
# FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

## CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 63296 Map Date April 24, 2007 - Ex. A

C.U.P. _____ Map Grid 0743C

☐ **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 shown on the Exhibit Map is adequate. Maintain a minimum vertical clearance of 13'6" under all landscape trees for the required Fire Department access. This map is cleared for Public Hearing.**

By Inspector: Juan C. Padilla Date June 1, 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 63296 Tentative Map Date April 24, 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 **5000** gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is ____ 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 2 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: **The required fire flow of 5000 gallons per minute, may be reduced by Fire Prevention Engineering during the architectural plan review process for building permit 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 Juan C. Padilla Date June 1, 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 # **63296** | DRP Map Date:**04/24/2007** | SCM Date: / / | Report Date: **05/30/2007** |
| Park Planning Area # **21** | **WEST CARSON** | | Map Type:**REV. (REV RECD)** |

Total Units **58** = Proposed Units **58** + Exempt Units **0**

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

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

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

**Park land obligation in acres or in-lieu fees:**

| | |
|---|---|
| ACRES: | **0.38** |
| IN-LIEU FEES: | **$128,323** |

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The payment of $128,323 in-lieu fees.

**Trails:**

No trails.

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

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

By: _____
James Barber, Developer Obligations/Land Acquisitions

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May 30, 2007 09:26:13
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# LOS ANGELES COUNTY
# DEPARTMENT OF PARKS AND RECREATION

## PARK OBLIGATION WORKSHEET

| | | | | |
|---|---|---|---|---|
| Tentative Map # 63296 | DRP Map Date:04/24/2007 | SMC Date: / / | Report Date: 05/30/2007 |
| 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 **58** = Proposed Units **58** + Exempt Units **0**

| | People* | Goal 3.0 Acres / 1000 People | Number of Units | Acre Obligation |
|---|---|---|---|---|
| Detached S.F. Units | 3.23 | 0.0030 | 0 | 0.00 |
| M.F. < 5 Units | 2.70 | 0.0030 | 4 | 0.03 |
| M.F. >= 5 Units | 2.17 | 0.0030 | 54 | 0.35 |
| Mobile Units | 2.00 | 0.0030 | 0 | 0.00 |
| Exempt Units | | | 0 | |
| | | | Total Acre Obligation = | 0.38 |

Park Planning Area = **21 WEST CARSON**

| Goal | Acre Obligation | RLV / Acre | In-Lieu Base Fee |
|---|---|---|---|
| @(0.0030) | 0.38 | $337,692 | $128,323 |

| 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 |
|---|---|---|---|---|---|
| 0.38 | 0.00 | 0.00 | 0.38 | $337,692 | $128,323 |

Supv D 2nd
May 30, 2007 09:26:18
QMB01F.FRX

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

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

May 31, 2007

RFS No.07-0012861

Tract Map No. 063296

Vicinity: Los Angeles

Tentative Tract Map Date: April 24, 2007 (3rd Revision)

The County of Los Angeles Department of Public Health's approval for **Vesting Tentative Tract Map 063296** is contingent upon the following conditions:

1. Potable water will be supplied by the **California Water Service Company**, a public water system, which guarantees water connection and service to all lots. **Prior to Tentative Map Approval**, a current "will serve" letter from the indicated water company shall be provided to this Department.

2. Sewage disposal will be provided through the public sewer and wastewater treatment facility as proposed.

3. Existing septic systems shall be emptied of effluent and removed or filled with approved materials.

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

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

# MITIGATED NEGATIVE DECLARATION

**PROJECT NUMBER:** *TR063296 / RENVT200500152 / RPAT200500009/ RZCT200500014/ RCUPT200500152*

1. DESCRIPTION:
*Application for a tentative tract map to construct 58 attached townhomes that will be for sale; a CUP to authorize proposed improvements in Development Program zone; a zone change from M-1 and A-1 to R-3-DP; and a general plan amendment from low density residential and industrial to medium density residential. The proposed townhomes will be two and four-story units (maximum of 44 ft. high) with 131 parking spaces (111 attached garage parking, 5 covered, and 15 guest parking) and a 10,531 s.f. common open space area. Access will be off of 223rd St. into a gated entry and private driveways. There is a secondary access off of Normandie Ave. for emergency vehicles only. Decorative walls and landscaping will be provided along all property street frontages. Approximately 1,000 c.y. of cut, 6,000 c.y. of fill, and 5,000 c.y. of imported material is proposed which will generate approximately 350 truck trips.*

2. LOCATION:
*1238, 1244, 1248 W. 223rd St. and 22310, 22318, 22320, 22322 Normandie Ave., Torrance*

3. PROPONENT:
*Nancy Bush*
*24248 Crenshaw blvd., Suite 207*
*Torrance, CA 90505*

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

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

**PREPARED BY:** *Christina D. Tran* CT

**DATE:** *December 6, 2006*

Los Angeles County
Department of Regional Planning

*Planning for the Challenges Ahead*

**PROJECT MITIGATION MEASURES**
**DUE TO ENVIRONMENTAL EVALUATION**

Bruce W. McClendon FAICP
Director of Planning

**Project: TR063296/RENVT200500152/RPAT200500009/RZCT200500014 /RCUPT200500152**

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

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

1. Haul trucks shall be staged on-site whenever feasible and shall not block the public right of way. Trucks shall use a dispatch system.
2. Haul truck routes shall be limited to commercial streets and shall avoid use of residential streets to the extent feasible.
3. If soil contamination is suspected during construction, construction in the area shall stop and appropriate health and safety procedures shall be implemented and remediation shall be conducted to the complete satisfaction of agencies with oversight, including the California Regional Water Quality Control Board, the Environmental Programs Division of the Department of Public Works, and the Department of Toxic Substances Control.
4. Prior to any construction activity, applicant shall submit a construction work site traffic control plan to the City of Los Angeles, Department of Transportation (LADOT) for their review. The plan shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties.
5. All construction related truck traffic shall be restricted to off-peak hours.
6. Prior to issuance of grading permit, the project shall contribute its proportionate share (11.8%) of the cost for improvements on Vermont Avenue at 223rd Street, south approach: one left-turn, two through lanes, and one exclusive right-turn lane instead of one left-turn land, one through lane, and one shared through-right lane (restripe the existing roadway). In addition, applicant shall submit a detailed signing and striping plan for this improvement to the Traffic and Lighting Division for their review and approval.
7. Prior to issuance of grading permit, applicant shall submit a 40-foot-scale site plan showing access locations in relationship to adjacent intersections and driveways to the Traffic and Lighting Division for their review and approval.
8. Prior to issuance of grading permit, applicant shall notify the Los Angeles Unified School District (LAUSD) Transportation Branch of the expected start and ending dates of all construction activities that may affect traffic within nearby school areas. Project truck traffic and construction vehicles shall not cause traffic delays for school buses.



320 West Temple Street ▪ Los Angeles, CA 90012 ▪ 213-974-6411 ▪ Fax: 213-626-0434 ▪ TDD: 213-617-2292

9. Applicant shall maintain safe and convenient pedestrian routes to all nearby schools throughout the project construction period. Prior to issuance of grading permit, applicant shall obtain a School Pedestrian Route Maps from LAUSD. In addition, applicant shall maintain ongoing communication with LAUSD school administrators to provide sufficient notice to forewarn children and parents when existing pedestrian and vehicle routes to school may be impacted.
10. Construction truck haul routes shall not pass by any school except when school is not in session.
11. Staging or parking of construction-related vehicles, including worker-transport vehicles, shall be prohibited on or adjacent to a school property.
12. Applicant shall install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety to the satisfaction of LAUSD. If the safety of children at impacted school crossings may be compromised by construction-related activities as determined by LAUSD, applicant shall provide funding for crossing guards. Prior to the issuance of a grading permit, applicant shall submit a determination letter from the LAUSD with respect to whether traffic controls are warranted and whether funding for crossing guards is required.
13. Barriers and/or fencing shall be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances. In addition, applicant shall provide security patrols to minimize trespassing, vandalism, and short-cut attractions.
14. The project shall utilize a restricted radio frequency access gate opener. Applicant shall submit verification of device prior to issuance of Certificate of Occupancy.
15. Applicant shall comply with the NPDES requirements of the California Regional Water Quality Control Board and the Los Angeles County Department of Public works.
16. All construction activities shall be limited to the daytime hours of 7:00 a.m. to 5:30 p.m. on weekdays and Saturdays. Construction activity shall be prohibited on Sundays and holidays.
17. All construction equipment and activities at the project site shall be required to comply with the provisions and restrictions in the County Noise Control Ordinance Chapter 12.12.
18. Building setbacks along 223rd Street and Normandie Avenue shall be 15 feet from the property line. Said requirement shall be included in the notes of an approved building plan.
19. All air-conditioning units shall be shielded and properly installed according to manufacturer's requirements.
20. Trash pickup shall not be permitted before 7:00 a.m. and after 6:00 p.m.
21. Applicant shall post signs with the speed limit of 15 mph for project driveways and 10 mph for parking areas.
22. Prior to issuance of building permit, applicant shall contact the Los Angeles County Fire Department to determine if the project must pay a fair share contribution for new fire facilities or expansion of existing facilities and equipment. If required, applicant shall pay the appropriate fees to the LACFD at the time of building permit issuance.

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

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

Applicant — Date: 12/11/2006

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

Staff — Date

**RENVT200500152 / RPAT200500009 / RZCT200500014 / RCUPT200500152**
**TR063296**
**Mitigation Monitoring Program**

| | **Impact**<br>Mitigation | Responsible Agency or Party | Action Required | Monitoring Agency or Party | Timing |
|---|---|---|---|---|---|
| 1 | **Noise**<br><br>All construction activities shall be limited to the daytime hours of 7:00 a.m. to 5:30 p.m. on weekdays and Saturdays. Construction activity shall be prohibited on Sundays and holidays. | Project Applicant | Construction activities limited to daytime hours and prohibited on Sundays and holidays | DHS, DRP | During construction activities |
| 2 | All construction equipment and activities at the project site shall be required to comply with the provisions and restrictions in the County Noise Control Ordinance Chapter 12.12. | Project Applicant | Comply with County Noise Ordinance | DHS | During construction activities |
| 3 | Building setbacks along 223rd Street and Normandie Avenue shall be 15 feet from the property line. Said requirement shall be included in the notes of an approved building plan. | Project Applicant | Building setbacks shall be 15 feet from property line | DRP<br>~~DHS~~ | Prior to issuance of building permit and Certificate of Occupancy |

| | | | | | |
|---|---|---|---|---|---|
| 4 | All air-conditioning units shall be shielded and properly installed according to manufacturer's requirements. | Project Applicant | Air conditioning units shall be shielded and properly installed | DHS<br>DPW, DRP | Throughout project lifetime |
| 5 | Trash pickup shall not be permitted before 7:00 a.m. and after 6:00 p.m. | Project Applicant | Trash pickup prohibited before 7:00 a.m. and after 6:00 p.m. | DHS | Throughout project lifetime |
| 6 | Applicant shall post signs with the speed limit of 15 mph for project driveways and 10 mph for parking areas. | Project Applicant | Post speed limit signs for project driveways and parking areas | DPW | Prior to issuance of Certificate of Occupancy |

| | | | | | |
|---|---|---|---|---|---|
| 7 | **Water Quality**<br><br>Compliance with NPDES requirement of the CRWQCB and the DPW | Project Applicant | Acquire NPDES Permit | CRWQCB<br><br>DPW | Prior to the issuance of grading permit |
| 8 | **Traffic**<br><br>Haul trucks shall be staged on-site whenever feasible and shall not block the public right of way. Trucks shall use a dispatch system. | Project Applicant | Haul trucks shall be staged on-site; trucks shall use dispatch system | DRP | During construction activities |
| 9 | Haul truck routes shall be limited to commercial streets and shall avoid use of residential streets to the extent feasible. | Project Applicant | Haul trucks limited to commercial streets | DRP | During construction activities |
| 10 | Applicant shall submit a construction work site traffic control plan to the City of Los Angeles, Department of Transportation (LADOT) for their review. The plan shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. | Project Applicant | Submittal of construction work site traffic control plan | LADOT | Prior to any construction activities |
| 11 | All construction related truck traffic shall be restricted to off-peak hours. | Project Applicant | Construction traffic restricted to off-peak hours | LADOT | During construction activities |

| | | | | | |
|---|---|---|---|---|---|
| 12 | The project shall contribute its proportionate share (11.8%) of the cost for improvements on Vermont Avenue at 223rd Street, south approach: one left-turn, two through lanes, and one exclusive right-turn lane instead of one left-turn land, one through lane, and one shared through-right lane (restripe the existing roadway). In addition, applicant shall submit a detailed signing and striping plan for this improvement to the Traffic and Lighting Division for their review and approval. | Project Applicant | Contribute proportionate share for street improvement; submittal and approval of detailed signing and striping plan | DPW | Prior to issuance of grading permit |
| 13 | Applicant shall submit a 40-foot-scale site plan showing access locations in relationship to adjacent intersections and driveways to the Traffic and Lighting Division for their review and approval. | Project Applicant | Submittal and approval of site plan | DPW | Prior to issuance of grading permit |
| 14 | Applicant shall notify the Los Angeles Unified School District (LAUSD) Transportation Branch of the expected start and ending dates of all construction activities that may affect traffic within nearby school areas. Project truck traffic and construction vehicles shall not cause traffic delays for school buses. | Project Applicant | Notify LAUSD of construction period; truck traffic shall not delay school buses | LAUSD | Prior to issuance of grading permit |
| 15 | Applicant shall maintain safe and convenient pedestrian routes to all nearby schools throughout the project construction period. Prior to issuance of grading permit, applicant shall obtain a School Pedestrian Route Maps from LAUSD. In addition, applicant shall maintain ongoing communication with LAUSD school administrators to provide sufficient notice to forewarn children and parents when existing pedestrian and vehicle routes to school may be impacted. | Project Applicant | Maintain safe and convenient pedestrian routes; maintain ongoing communication with LAUSD | LAUSD | Prior to issuance of grading permit and during construction activities |

| | | | | | |
|---|---|---|---|---|---|
| 16 | Construction truck haul routes shall not pass by any school except when school is not in session. | Project Applicant | Construction shall not pass by any school | DPW | During construction acitivities |
| 17 | Staging or parking of construction-related vehicles, including worker-transport vehicles, shall be prohibited on or adjacent to a school property. | Project Applicant | Staging or parking of construction – related vehicles prohibited on or adjacent to school property | DRP | During construction activities |
| 18 | Applicant shall install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety to the satisfaction of LAUSD. If the safety of children at impacted school crossings may be compromised by construction-related activities as determined by LAUSD, applicant shall provide funding for crossing guards. Prior to the issuance of a grading permit, applicant shall submit a determination letter from the LAUSD with respect to whether traffic controls are warranted and whether funding for crossing guards is required. | Project Applicant | Install and maintain traffic controls; provide funding for crossing guards if required | LAUSD<br>DRP | Prior to issuance of grading permit and during construction activities |
| 19 | Barriers and/or fencing shall be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances. In addition, applicant shall provide security patrols to minimize trespassing, vandalism, and short-cut attractions. | Project Applicant | Install barriers and/or fencing; provide security patrols | LAUSD<br>DRP | During construction activities |

| | | | | | |
|---|---|---|---|---|---|
| 20 | **Fire / Sheriff**<br><br>Applicant shall contact the Los Angeles County Fire Department to determine if the project must pay a fair share contribution for new fire facilities or expansion of existing facilities and equipment. If required, applicant shall pay the appropriate fees to the LACFD at the time of building permit issuance. | Project Applicant | Contact LACFD regarding fee; pay appropriate fees if required | LACFD | Prior to issuance of building permit and at time of building permit issuance if applicable |
| 21 | The project shall utilize a restricted radio frequency access gate opener. Applicant shall submit verification of device prior to issuance of Certificate of Occupancy. | Project Applicant | Utilize restricted radio frequency access gate opener | LACSD | Prior to issuance of Certificate of Occupancy |
| 22 | **Environmental Safety**<br><br>If soil contamination is suspected during construction, construction in the area shall stop and appropriate health and safety procedures shall be implemented and remediation shall be conducted to the complete satisfaction of agencies with oversight, including the California Regional Water Quality Control Board, the Environmental Programs Division of the Department of Public Works, and the Department of Toxic Substances Control. | Project Applicant | Cease construction and remediate site if soil contamination is suspected | DTSC<br>CRWQCB<br>DPW | During construction activities |

| | | | | | |
|---|---|---|---|---|---|
| 23 | **Mitigation Compliance**<br><br>As a means of ensuring compliance of the above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed | Project Applicant and Subsequent Owner(s) | Submittal of annual mitigation compliance report; replenishing mitigation monitoring account | DRP | Annually until such time as all mitigation measures have been implemented and completed |

Key:

| | | |
|---|---|---|
| CRWQCB | = | California Regional Water Quality Control Board |
| DHS | = | Los Angeles County Department of Health Services |
| DPW | = | Los Angeles County Department of Public Works |
| DRP | = | Los Angeles County Department of Regional Planning |
| DTSC | = | Department of toxic Substances Control |
| LACFD | = | Los Angeles County Fire Department |
| LACSD | = | Los Angeles County Sheriff Department |
| LADOT | = | City of Los Angeles, Department of Transportation |
| LAUSD | = | Los Angeles County Unified School District |
| NPDES | = | National Pollution Discharge Elimination System |

**STAFF USE ONLY**

PROJECT NUMBER: *TR063296*
CASES: *RENVT200500152*
*RPAT200500009*
*RZCT200500014*
*RCUPT200500152*

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

**COUNTY OF LOS ANGELES**
**DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: *September 11, 2006* Staff Member: *Christina D. Tran*

Thomas Guide: *764 A-7* USGS Quad: *Torrance*

Location: *1238, 1244, 1248 W. 223rd St. and 22310, 22318, 22320, 22322 Normandie Ave., Torrance*

Description of Project: *Application for a tentative tract map to construct 58 attached townhomes that will be for sale; a CUP to authorize proposed improvements in Development Program zone; a zone change from M-1 and A-1 to R-3-DP; and a general plan amendment from low density residential and industrial to medium density residential. The proposed townhomes will be two and four-story units (maximum of 44 ft. high) with 131 parking spaces (111 attached garage parking, 5 covered, and 15 guest parking) and a 10,531 s.f. common open space area. Access will be off of 223rd St. into a gated entry and private driveways. There is a secondary access off of Normandie Ave. for emergency vehicles only. Decorative walls and landscaping will be provided along all property street frontages. Approximately 1,000 c.y. of cut, 6,000 c.y. of fill, and 5,000 c.y. of imported material is proposed which will generate approximately 350 truck trips.*

Gross Acres: *2.5 acres*

Environmental Setting: *Project site is located in an urbanized area with no significant natural resources. Project site is currently developed with residences on five parcels and a used car lot and ancillary sales office on the remaining two parcels. Surrounding land uses consist of Normandale Recreation Center; Meyler Street Elementary School; condominiums; single family residences; a mobile home park; light industrial parks; and commercial establishments.*

Zoning: *M-1 (Light Manufacturing) and A-1 (Light Agriculture)*

General Plan: *Low Density Residential and Industrial*

Community/Area wide Plan: *N/A*

**Major projects in area:**

| PROJECT NUMBER | DESCRIPTION & STATUS |
|---|---|
| *PM060001/03-199* | *4 condominium units (2-8-05 approved)* |
| *PM060843/04-119* | *4 SF (pending)* |
| *CP03048* | *Self storage facility with 3,955 s.f. of office (3-10-04 approved)* |
| *CP87541* | *12 townhomes (11-16-1988 approved)* |
| | |

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

## REVIEWING AGENCIES

### Responsible Agencies

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

### Trustee Agencies

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

### Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mtns. Area
- ☒ *Los Angeles Unified School District*
- ☒ *City of Los Angeles*
- ☒ *DTSC*
- ☒ *Native American Tribe*
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

### Regional Significance

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

### County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ DPW: *GMED (soil contamination); Environmental Programs; Land Development (NPDES review); Traffic & Lighting*
- ☒ Fire Department: *Hazardous Material*
- ☒ Health Services: *Environmental Hygiene*
- ☒ *Sheriff*
- ☒ *Sanitation Districts*

| 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 | ☐ | ☒ | ☐ | *Heavy traffic on Normandie Ave. and 223rd St.* |
| RESOURCES | 1. Water Quality | 9 | ☐ | ☒ | ☐ | *NPDES requirement* |
| | 2. Air Quality | 10 | ☒ | ☐ | ☐ | |
| | 3. Biota | 11 | ☒ | ☐ | ☐ | |
| | 4. Cultural Resources | 12 | ☒ | ☐ | ☐ | |
| | 5. Mineral Resources | 13 | ☒ | ☐ | ☐ | |
| | 6. Agriculture Resources | 14 | ☒ | ☐ | ☐ | |
| | 7. Visual Qualities | 15 | ☒ | ☐ | ☐ | |
| SERVICES | 1. Traffic/Access | 16 | ☐ | ☒ | ☐ | *Heavy traffic on Normandie Ave. and 223rd St.* |
| | 2. Sewage Disposal | 17 | ☒ | ☐ | ☐ | |
| | 3. Education | 18 | ☒ | ☐ | ☐ | |
| | 4. Fire/Sheriff | 19 | ☐ | ☒ | ☐ | *Access gate proposed* |
| | 5. Utilities | 20 | ☒ | ☐ | ☐ | |
| OTHER | 1. General | 21 | ☒ | ☐ | ☐ | |
| | 2. Environmental Safety | 22 | ☐ | ☒ | ☐ | *Site includes used car sales lot, underground tank* |
| | 3. Land Use | 23 | ☒ | ☐ | ☐ | |
| | 4. Pop/Hous./Emp./Rec. | 24 | ☒ | ☐ | ☐ | |
| | 5. Mandatory Findings | 25 | ☐ | ☒ | ☐ | *Water quality, noise, environmental safety* |

## DEVELOPMENT MONITORING SYSTEM (DMS)

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

1. Development Policy Map Designation: *Conservation / Maintenance*
2. ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

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

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

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

**Environmental Finding:**

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

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

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

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

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

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

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

Reviewed by: Christina Tran Date: 12-6-06

Approved by: Daryl Koutnik Date: 6 DECEMBER 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? |
| b. | ☐ | ☒ | ☐ | Is the project site located in an area containing a major landslide(s)? |
| c. | ☐ | ☒ | ☐ | Is the project site located in an area having high slope instability? |
| d. | ☐ | ☒ | ☐ | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? |
| e. | ☐ | ☒ | ☐ | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? |
| f. | ☐ | ☒ | ☐ | Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? *1,000 c.y. of cut; 6,000 c.y. of fill; and 5,000 c.y. of import* |
| 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 Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☒ **OTHER CONSIDERATIONS**

☒ Approval of Geotechnical Report by DPW

*Applicant shall comply with all requirements of the Subdivision Committee*

### CONCLUSION

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

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

## HAZARDS - 2. Flood

### SETTING/IMPACTS

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

### STANDARD CODE REQUIREMENTS

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

☒ Approval of Drainage Concept by DPW

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

☐ Lot Size ☐ Project Design

*Drainage concept/SUSMP report was approved on 4/24/06. Applicant shall comply with all requirements of the Subdivision Committee and of said approval.*

### 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? |
| c. | ☐ | ☒ | ☐ | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? |
| d. | ☐ | ☒ | ☐ | Is the project site located in an area having inadequate water and pressure to meet fire flow standards? |
| e. | ☐ | ☒ | ☐ | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? |
| f. | ☐ | ☒ | ☐ | Does the proposed use constitute a potentially dangerous fire hazard? |
| g. | ☐ | ☐ | ☐ | Other factors? |

### STANDARD CODE REQUIREMENTS

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

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

☐ Project Design ☐ Compatible Use

*Applicant shall comply with all requirements of the Subdivision Committee. LACFD letter of 8/21/06 did not identify any significant impact. Applicant shall comply with all requirements of said letter.*

### 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)? *Normandie Avenue and 223rd St. are heavily traveled streets* |
| b. | ☐ | ☐ | ☒ | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *Meyler Street Elementary School within 500' of 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? *Construction noise* |
| e. | ☐ | ☐ | ☐ | Other factors? |

### STANDARD CODE REQUIREMENTS

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

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

☐ Lot Size ☐ Project Design ☐ Compatible Use

*DHS letter of 8/30/06 did not identify any significant impacts. Applicant shall comply with all noise mitigation measures.*

### CONCLUSION

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

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

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

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

### STANDARD CODE REQUIREMENTS

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

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

☐ **OTHER CONSIDERATIONS**

*Consultation with RWQCB. Applicant shall comply with all requirements of the Subdivision Committee*

### CONCLUSION

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

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

## RESOURCES - 2. Air Quality

### SETTING/IMPACTS

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

### STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☐ **MITIGATION MEASURES**
☐ Project Design ☐ Air Quality Report

☐ **OTHER CONSIDERATIONS**

### 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? |
| c. | ☐ | ☒ | ☐ | Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site? |
| d. | ☐ | ☒ | ☐ | Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? |
| e. | ☐ | ☒ | ☐ | Does the project site contain oak or other unique native trees (specify kinds of trees)? |
| f. | ☐ | ☒ | ☐ | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? |
| g. | ☐ | ☐ | ☐ | Other factors (e.g., wildlife corridor, adjacent open space linkage)? |

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

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

### CONCLUSION

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

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

## RESOURCES - 4. Archaeological/Historical/Paleontological

**SETTING/IMPACTS**

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

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

☐ Lot Size ☐ Project Design ☐ Phase 1 Archaeology Report

*The existing residences to be removed are not listed as an historical property on the state and national registry*

**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? |
| b. | ☐ | ☒ | ☐ | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? |
| c. | ☐ | ☐ | ☐ | Other factors? |

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

### CONCLUSION

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

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

## RESOURCES - 6. Agriculture Resources

**SETTING/IMPACTS**

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

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

**CONCLUSION**

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

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

## RESOURCES - 7. Visual Qualities

**SETTING/IMPACTS**

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

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

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

*Applicant shall comply with all requirements of the Subdivision Committee*

**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)? *58 townhomes proposed* |
| b. | ☐ | ☐ | ☒ | Will the project result in any hazardous traffic conditions? *Access off of a busy street (223rd St.)* |
| 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? |
| f. | ☒ | ☒ | ☐ | Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)? |
| g. | ☒ | ☐ | ☐ | Other factors? |

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

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

*DPW's letter 2/13/06 concurred with Revised Traffic Impact Study (December 1, 2005). Applicant shall comply with all requirements of said 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? |
| b. | ☐ | ☒ | ☐ | Could the project create capacity problems in the sewer lines serving the project site? |
| c. | ☐ | ☐ | ☐ | Other factors? |

### STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☐ Plumbing Code -- Ordinance No. 2269

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

*DPW approved Sewer Area Study on 11/16/05. Applicant shall comply with all requirements of the Subdivision Committee. Applicant shall pay appropriate connection fee before a permit to connect to the sewer is issued.*

### 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? *Los Angeles Unified School District* |
| b. | ☐ | ☒ | ☐ | Could the project create capacity problems at individual schools that will serve the project site? |
| c. | ☐ | ☒ | ☐ | Could the project create student transportation problems? |
| d. | ☐ | ☒ | ☐ | Could the project create substantial library impacts due to increased population and demand? |
| e. | ☐ | ☐ | ☐ | Other factors? |

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

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

**CONCLUSION**

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

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

## SERVICES - 4. Fire/Sheriff Services

### SETTING/IMPACTS

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *Fire Station No. 36 located at 127 W. 223rd St. is approximately 1.3 miles from site; Carson Sheriff Station located at 21356 Avalon Blvd.* |
| b. | ☐ | ☐ | ☒ | Are there any special fire or law enforcement problems associated with the project or the general area? *Access gate may delay response time* |
| c. | ☐ | ☐ | ☐ | Other factors? |

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

☐ Fire Mitigation Fee

*Applicant shall comply with all requirements of Sheriff Department in their letter of 6/30/06.*

### CONCLUSION

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

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

## SERVICES - 5. Utilities/Other Services

**SETTING/IMPACTS**

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

**STANDARD CODE REQUIREMENTS**

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

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☒ **OTHER CONSIDERATIONS**

*DPW had no comments with respect to solid waste disposal in their letter of 1/9/06. Applicant shall comply with all applicable County codes with respect to solid waste disposal including diversion of construction waste.*

**CONCLUSION**

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

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

## OTHER FACTORS - 1. General

### SETTING/IMPACTS

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

### STANDARD CODE REQUIREMENTS

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

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

☐ Lot Size ☐ Project Design ☐ Compatible Use

### CONCLUSION

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

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

## OTHER FACTORS - 2. Environmental Safety

**SETTING/IMPACTS**

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Are any hazardous materials used, transported, produced, handled, or stored on-site? |
| b. | ☐ | ☒ | ☐ | Are any pressurized tanks to be used or any hazardous wastes stored on-site? |
| c. | ☐ | ☒ | ☐ | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? |
| d. | ☒ | ☐ | ☐ | Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? *Used car sales lot. One previously existing 550 gallon underground storage tank (UST) had been removed (no documentation for Tank Removal Permit and No Further Action Order).* |
| e. | ☐ | ☒ | ☐ | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? |
| f. | ☐ | ☒ | ☐ | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? |
| g. | ☐ | ☒ | ☐ | Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? |
| h. | ☐ | ☒ | ☐ | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? |
| i. | ☐ | ☒ | ☐ | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? |
| j. | ☐ | ☐ | ☐ | Other factors? |

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

☐ Toxic Clean-up Plan

*DPW issued No Further Action Order on 8/17/06. Stop work condition.*

**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? *Request for plan amendment from Industrial and Low Density Residential designation to Medium Density Residential* |
| b. | ☐ | ☐ | ☒ | Can the project be found to be inconsistent with the zoning designation of the subject property? *Request for zone change from M-1 and A-1 to R-3-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**

*Approval of zone change and plan amendment would allow proposed development*

**CONCLUSION**

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

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

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

### SETTING/IMPACTS

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Could the project cumulatively exceed official regional or local population projections? |
| b. | ☐ | ☒ | ☐ | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? |
| c. | ☐ | ☐ | ☒ | Could the project displace existing housing, especially affordable housing? *The five existing residential units will be removed* |
| 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**

*This is a housing project with net increase of 53 units*

### 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:

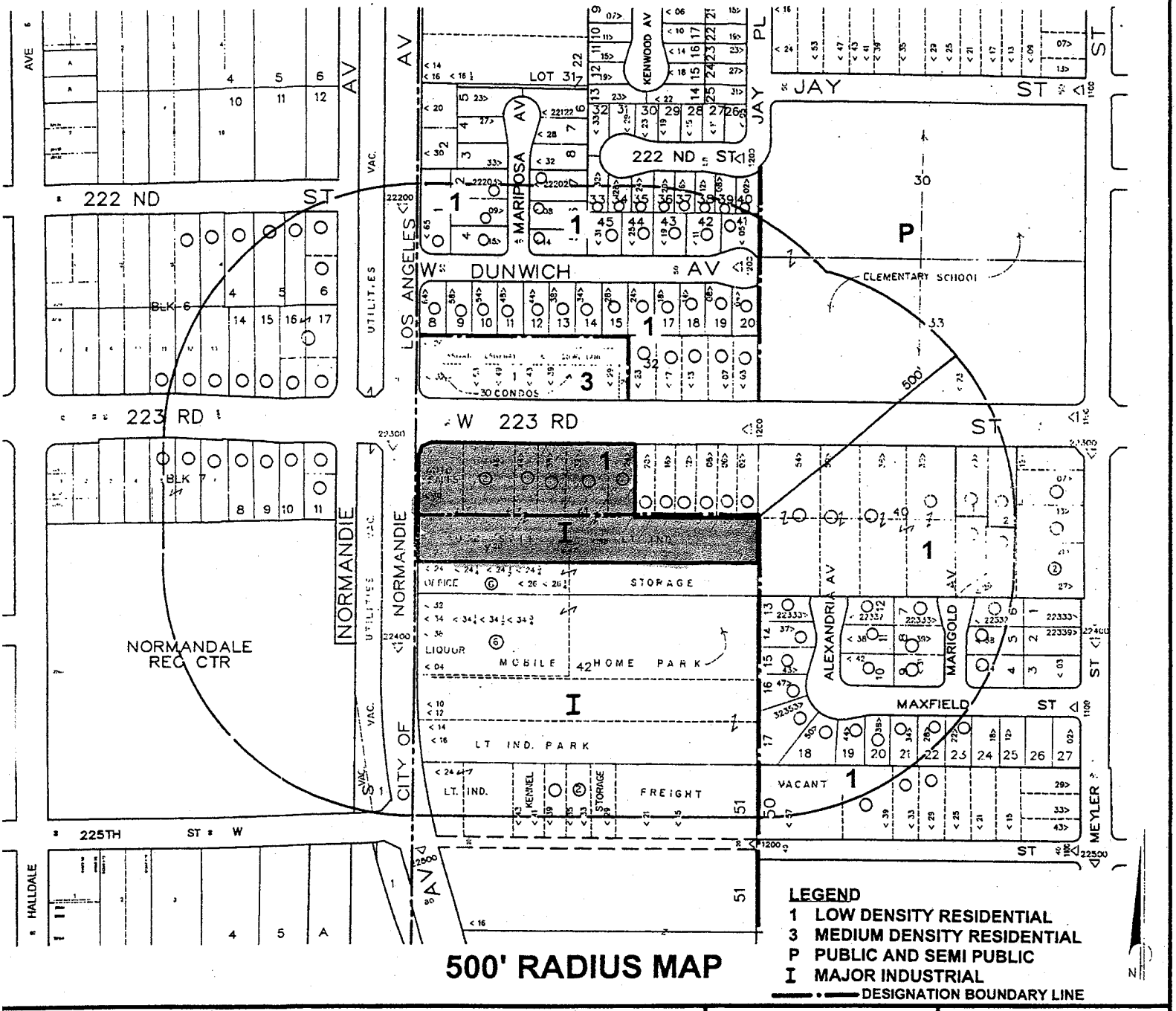
| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten 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.<br>*Traffic* |
| c. | ☐ | ☐ | ☒ | Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?<br>*Water quality, noise, environmental safety, sheriff* |

## 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

# COUNTY OF LOS ANGELES




## 500' RADIUS MAP

**LEGEND**

1 LOW DENSITY RESIDENTIAL
3 MEDIUM DENSITY RESIDENTIAL
P PUBLIC AND SEMI PUBLIC
I MAJOR INDUSTRIAL
DESIGNATION BOUNDARY LINE


**GC MAPPING SERVICE**
711 MISSION STREET, SUITE D
SOUTH PASADENA, CA. 91030
(626) 441-1080


LEGEND
○ SINGLE FAMILY RESIDENCE
③ NUMBER OF UNITS
ALL OTHER USES AS SHOWN.

CASE NO.
DATE: 11 - 14 - 06
SCALE: 1" = 100'
GENERAL PLAN MAP

# PROPOSED GENERAL PLAN AMENDMENT

(Change colored area to Category 3)

TR063296

**B&E ENGINEERS**

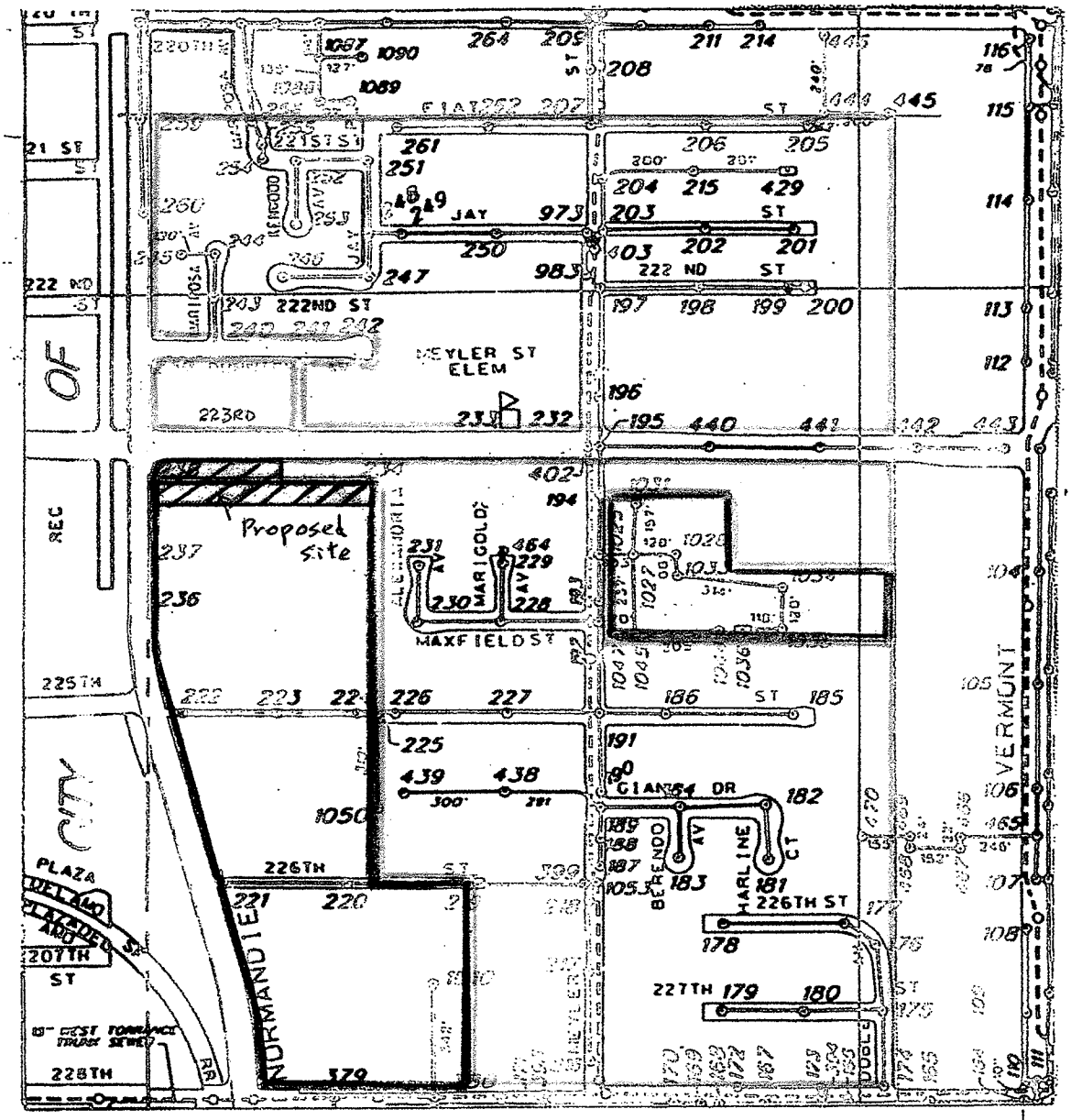
24 W. St. Joseph Street
Arcadia, California 91007

(626) 446-4449
FAX (626) 446-6566

JOB NO. 2005.5 DATE Feb. 06

PROJECT 223rd / Normandie

ENG'R T. Kikuta CHECK BY




----- R-3 (Existing Zoning)

----- M-1 (Existing Zoning)

----- A-1 (Existing Zoning)

----- R-3 (Proposed zone change area for this project)

----- RPD-5000-12U (Existing Zoning)

N.T.S.

# Existing and Proposed Zoning Map

TR063296

SHT 1 OF 1

| RPC MEETING DATE |
| --- |
| **November 7, 2007** |
| AGENDA ITEM NO. |
| **7 a, b, c, d** |

# REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: **TR063296-(2)**

CASE NO. **Vesting Tentative Tract Map No. 063296**
**General Plan Amendment No. 2005-00009-(2)**
**Zone Change No. 2005-00014-(2)**
**Conditional Use Permit Case No. 2005-00152-(2)**

CONTACT PERSON: **Mr. Jodie Sackett**

☒ FACTUAL

☒ STAFF REPORT

☒ DRAFT CONDITIONS (If recommended for approval)

☒ ENVIRONMENTAL DOCUMENTS (MND—Initial Study, Determination, and MMP attached)

☒ BURDEN OF PROOF STATEMENTS (PA, ZC, CUP)

☒ CORRESPONDENCE

☒ PHOTOGRAPHS (From staff site visit)

☒ GIS-NET MAP

☒ THOMAS BROS. GUIDE PAGE (Identifying Subject Property)

☒ 500' LAND USE RADIUS MAP

☒ VESTING TENTATIVE TRACT MAP

☒ EXHIBIT "A" MAP

☒ ARCHITECTURAL PLANS (For the Development Program)

Reviewed By: _____

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

**PROJECT NO.** TR063296-(2)
VESTING TRACT MAP NO. 063296
GEN. PLAN AMENDMENT NO. 2005-00009-(2)
ZONE CHANGE NO. 2005-00014-(2)
CONDITIONAL USE PERMIT NO. 2005-00152-(2)

| RPC/HO MEETING DATE | CONTINUE TO |
|---|---|
| AGENDA ITEM(S) **7 a, b, c, d** | |
| PUBLIC HEARING DATE November 7, 2007 | |

| APPLICANT | OWNER | REPRESENTATIVE |
|---|---|---|
| 223 Normandie Properties | Grosvenor Development Co., LLC | Moss & Associates |

**REQUEST**
Vesting Tentative Tract Map: To create one multi-family lot with 58 attached condominium units in seven buildings on 3.13 gross acres.
General Plan Amendment: To change the existing Major Industrial ("I") and Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre) plan categories to Category 3 (Medium Density Residential- 12-22 Dwelling Units Per Acre).
Zone Change: To change the existing M-1 (Light Manufacturing) and A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-DP (Limited Multiple Residence-Development Program).
Conditional Use Permit: For the Development Program zone.

**LOCATION/ADDRESS**
The intersection of 223rd Street and Normandie Avenue

**ACCESS**
223rd Street, Normandie Avenue

**ZONED DISTRICT**
Carson

**COMMUNITY**
West Carson

**EXISTING ZONING**
A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area), M-1 (Light Manufacturing)

| SIZE | EXISTING LAND USE | SHAPE | TOPOGRAPHY |
|---|---|---|---|
| 3.13 gross acres | Single-Family Residences, Auto Sales Lot, Commercial Storage | Rectangular | Flat |

**SURROUNDING LAND USES & ZONING**

**North:** Single and Multi-Family Residences, Elementary School/A-1, R-3-DP

**East:** Single-Family Residences, Elementary School/A-1

**South:** Offices, Retail Sales, Commercial Storage, Mobile Home Park, Vacant Industrial Lot, Light Industrial Park (Freight)/M-1

**West:** Recreation Center, Single-Family Residences/City of Los Angeles

| GENERAL PLAN | DESIGNATION | MAXIMUM DENSITY | CONSISTENCY |
|---|---|---|---|
| Countywide General Plan | "I" (Major Industrial), Category 1<br>(Category 3 with Plan Amendment) | 18DU<br>(68 DU w/ Plan Amendment) | Yes (with Plan Amendment) |

**ENVIRONMENTAL STATUS**
Mitigated Negative Declaration – Impacts reduced to less than significant with project mitigation include: noise, water quality, traffic, fire/sheriff services and environmental safety.

**DESCRIPTION OF SITE PLAN**
The proposed Vesting Tentative Tract Map and Exhibit "A", dated April 24, 2007, proposes to create 58 attached condominium units in 7 buildings on 3.13 gross acres. The project site is in an "L"-shaped configuration, with 7 multi-family buildings dispersed throughout the site. The buildings will be 2 and 3 stories in height, and covered resident parking will be provided on the first floor of the buildings. Access to the development will be a single-point and gated via 223rd Street. A 26-foot wide private driveway and fire lane system is proposed, with a total of 15 uncovered guest parking spaces adjacent to the private driveways. There is a large circular fire vehicle turnaround at the easterly end of the project site with a radius of 42 feet. A common open space/recreation area is proposed in the middle of the development, totaling approximately 7,828 square feet. The project is proposed to be surrounded by block walls with a height of six feet. The site, currently a total of four residential and two industrial lots, has an existing automobile sales lot, commercial storage areas, four single-family residences and a townhome; all existing structures/uses to be demolished/removed.

**KEY ISSUES**

- The proposed General Plan Amendment, from "Major Industrial"/"Category 1" to Medium Density Residential, will allow a maximum density of 68 dwelling units ("DU"), or 22 DU per acre. The project proposes 58 DU or 18.5 DU per acre.
- The proposed Zone Change, from A-1/M-1 to R-3-DP, will allow the construction of multi-family buildings/units in an area with existing single and multi-family units/residences.
- The Conditional Use Permit ("CUP") is for the Development Program ("DP") overlay zone, which is associated with the Zone Change request. The CUP will allow the construction of buildings to a maximum height of 44 feet, which is nine feet higher than the 35 feet permitted in the R-3 zone. In addition, the CUP will allow construction of perimeter fencing within the front yard setback to a maximum height of 6 feet, which is 2.5 feet higher than the 3.5 feet permitted in the R-3 zone.

*(continued on reverse)*

**CASE No. TR063296-(2**

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL ☐ DENIAL

☐ No improvements ____ 20 Acre Lots ____ 10 Acre Lots ____ 2½ Acre Lots ____ Sect 191.2

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

__X__ Street Trees __X__ Traffic Signal(s) __X__ Sidewalks __X__ Off Site Paving (Normandie Ave.—City of L.A.)

☒ Water Mains and Hydrants ☒ Underground Utilities

☒ Drainage Facilities (SUSMP)

☒ Sewer

☒ Park Dedication "In-Lieu Fee"

ISSUES AND ANALYSIS

- A Homeowner's Association will be created to maintain the common/open space areas.
- Approximately 7,000 cubic yards of grading is proposed, with 5,000 cubic yards to be imported to the project site.
- Public sewer and water is proposed.
- No Oak trees are present on the subject site.
- To date, staff has not received any correspondence regarding the proposed project.

SITE HISTORY

Certificate of Compliance: CC 03-080 (Recorded No 03-1483543) was approved for the subject site on May 23, 2003.

Prepared by Mr. Jodie Sackett

**PROJECT NO. TR063296-(2)**
**VESTING TENTATIVE TRACT MAP NO. 063296-(2)**
**GENERAL PLAN AMENDMENT NO. 2005-00009-(2)**
**ZONE CHANGE NO. 2005-00014-(2)**
**CONDITIONAL USE PERMIT NO. 2005-00152-(2)**

# STAFF REPORT

**NOVEMBER 7, 2007**
**REGIONAL PLANNING COMMISSION PUBLIC HEARING**

## PROJECT OVERVIEW

The applicant, 223 Normandie Properties, proposes to create one multi-family lot with 58 attached condominium units in seven buildings on a 3.13 gross acre site. The subject property is currently comprised of five single-family residences, an auto sales lot and commercial storage space.

This project is proposed to be an urban gated community.

The main project issues include:

- General Plan Amendment: The applicant proposes to change the existing Low Density Residential (One to Six Dwelling Units Per Acre) and Major Industrial land use categories to Medium Density Residential (12 to 22 Dwelling Units Per Acre).

- Zone Change: The applicant proposes to change the existing A-1 (Light Agricultural) and M-1 (Light Manufacturing) zoning to R-3-DP (Limited Multiple Residence-Development Program).

- Development Program: The Conditional Use Permit ('CUP") for Development Program ("DP") proposes a 44-foot building height to maintain sufficient landscaped and open space areas. The proposed height exceeds the maximum 35 feet permitted in the R-3 zone. In addition, a modification is requested to allow construction of perimeter fencing within the front yard setback to a maximum height of 6 feet, which is 2.5 feet higher than the 3.5 feet permitted in the R-3 zone.

## DESCRIPTION OF PROJECT PROPERTY

Location: The subject property is located at the intersection of 223rd Street and Normandie Avenue, within the Carson Zoned District and unincorporated community of West Carson.

Physical Features: The subject property is approximately 3.13 gross acres in size. It has a rectangular "L" shape with level topography. The subject property is currently comprised of five single-family residences, an auto sales lot and commercial storage space.

Access: The proposed multi-family lot will gain access from 223rd Street an 80-foot wide secondary highway, with the individual units utilizing an interior 26-foot wide private driveway and fire lane.

Services: Potable water will be supplied through the California Water Service Company, a public water system, which guarantees water connection and service to all lots. Sewage disposal will be provided by the existing public sewer and wastewater treatment facility of the Los Angeles County Sanitation District.

## ENTITLEMENTS REQUESTED

General Plan Amendment No. 2005-00009-(2) : The applicant is requesting the approval of an amendment to the Los Angeles Countywide General Plan ("General Plan"), to change the existing Category 1 (Low Density Residential-One to Six Dwelling Units Per Acre) and Major Industrial ("I") land use categories to Category 3 (Medium Density Residential-12 to 22 Dwelling Units Per Acre).

Zone Change No. 2005-00014-(2): The applicant is requesting approval to change the existing M-1 (Light Manufacturing) and A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area) zoning to R-3-DP (Limited Multiple Residence-Development Program).

Conditional Use Permit No. 2005-00152-(2): The applicant is requesting approval of the CUP for the Development Program zone, and a 44-foot building height to maintain sufficient landscaped and open space areas. The proposed height exceeds the maximum 35 feet permitted in the R-3 zone. The applicant is also requesting approval of a modification to allow construction of perimeter fencing within the front yard setback to a maximum height of 6 feet, which is 2.5 feet higher than the 3.5 feet permitted in the R-3 zone.

Vesting Tentative Tract Map No. 063296: The applicant is requesting the approval of the vesting tentative tract map to create one multi-family lot with 58 attached condominium units in seven buildings on 3.13 gross acres.

## EXISTING ZONING

The project site is zoned A-1 and M-1. The surrounding areas are zoned the following:

- North: A-1, R-3-DP

- East: A-1
- South: M-1
- West: City of Los Angeles

As the project is proposing a Zone Change, the proposed project will be in accordance with the County Code upon adoption of the Zone Change for the R-3-DP zone.

## EXISTING LAND USES

The subject property is currently occupied by four single-family residences, a townhome, an auto sales lot and commercial storage space. It is surrounded by the following:

- North: Single and multi-family residences, elementary school
- East: Single-family residences, elementary school
- South: Mobilehome park, liquor store, light industrial park, kennel, freight, storage, and single and multi-family residences
- West (all City of Los Angeles): recreation center, single-family residences

## PREVIOUS CASE/ZONING HISTORY

Certificate of Compliance: CC 03-080 (Recorded No 03-1483543) was approved for the subject site on May 23, 2003.

## PROJECT DESCRIPTION

The proposed Vesting Tentative Tract Map and Exhibit "A", dated April 24, 2007, propose to create one multi-family lot with 58 attached condominium units in seven buildings on 3.13 gross acres. The project site is in an "L"-shaped configuration, with seven multi-family buildings dispersed throughout the site. The buildings will be two and three stories in height, and covered resident parking will be provided on the first floor of the buildings. Access to the development will be gated from a single point from 223rd Street. An internal 26-foot wide private driveway and fire lane system is proposed, with a total of 15 uncovered guest parking spaces adjacent to the private driveways. There is a large circular fire vehicle turnaround at the easterly end of the project site with a radius of 42 feet. A common open space/recreation area is proposed in the middle of the development, totaling approximately 7,828 square feet. The project is proposed to be surrounded by

block walls with a height of six feet. Approximately 7,000 cubic yards of grading is proposed, with 5,000 cubic yards to be imported to the project site. No Oak trees are present on the subject site.

The site is currently comprised of four residential and two industrial lots. There is an existing automobile sales lot, commercial storage areas, four single-family residences and a townhome. All existing structures are proposed to be demolished.

## GENERAL PLAN CONSISTENCY

The applicant proposes to change the existing Category 1 (Low Density Residential-One to Six Dwelling Units Per Acre) and Major Industrial land use categories to Category 3 (Medium Density Residential-12 to 22 Dwelling Units Per Acre). The existing land use categories would allow a maximum density of 18 dwelling units per acre. The proposed land use category would allow a maximum density of 68 dwelling units per acre. The proposal for 58 dwelling units, or 18.5 dwelling units per acre, is consistent with Category 3 as proposed with the Plan Amendment.

## THE APPLICANT'S RESPONSES TO THE GENERAL PLAN AMENDMENT BURDEN OF PROOF STATEMENT

The project proposal includes a General Plan Amendment to allow higher-density residential in an area previously planned for low-density residential and industrial uses. In order to justify the amendment, the applicant must prove the following:

(1) That a need for the proposed Plan Amendment exists;
(2) That the particular amendment proposed is appropriate and proper;
(3) That modified conditions warrant a revision to the Countywide General Plan;
(4) That approval of the proposed Plan Amendment will be in the interest of the public health, safety and general welfare and in conformity with good planning practices.

The applicant responded with the following:

(1) That a need for the plan amendment exists because the existing plan categories "promote limited residential units", and, that a need exists to "accommodate higher-density multi-family residential in urbanizing areas." In addition, the applicant states that whereas previously there was "a lack of demand for infill housing in this area", the "current housing boom" has increased the demand for such higher-density infill projects.

(2) The amendment will "increase the supply and diversity of housing, and promote infill housing development and efficient use of land through a more concentrated pattern of urban development." Also, the applicant states that the "construction of market-rate multi-family housing will strengthen the community" by allowing local residents and seniors who no longer require a detached single-family dwelling to remain in the neighborhood, as well as provide "quality" housing comparable to more expensive housing elsewhere in the County.

In addition, the Infill Study submitted with the proposed Plan Amendment shows that the surrounding average density within a 500-foot radius of the project site is 23 dwelling units per acre (DU/ac). The applicant's proposal of 58 residential units on 3.13 gross acres, or 18.5 DU/ac, is below the average surrounding density and therefore consistent with the existing community.

(3) The proposed project supports "planning goals listed in the General Plan [that] promote concentration of well designed higher density housing in and adjacent to regional centers to provide convenient access to jobs and services", and that "the amendment will reduce the reliance on the private automobile in order to minimize related social, economic and environmental costs" by allowing the higher-density infill.

(4) That the project proposal will create a "secure and active environment that has been lacking on this site for decades." In addition, the effect of the development on the community will be positive" and that there are no "growth-inducing impacts" related to the project proposal. Finally, good planning practices, according to the applicant, "impl[y] balancing design flexibility and job-producing development with mitigation of environmental and land use impacts."

The following General Plan items support the project proposal:

- "The objectives and policies of the Land Use element support the Countywide General Plan policy of encouraging a more concentrated urban pattern through revitalization of deteriorating urban areas." (Introduction to the Land Use Element, Page III-1)

- "Centralization takes place through both infilling of by-passed vacant parcels within existing urban communities and recycling of older urban areas to more intensive use." (Background to the Land Use Element, Page III-5)

- "The concentration of new development within existing urban areas allows for more efficient utilization of public services and facilities, reduced energy consumption,

and improved air and water quality." (Background to the Land Use Element, Page III-5)

- "To provide for land use arrangements that take full advantage of existing public service and facility capacities." (Objectives of the Land Use Element, page III-10)

- "To coordinate land use with existing and proposed transportation networks." (Objectives of the Land Use Element, page III-10)

- "To foster compatible land use arrangements that contribute to reduced energy consumption and improved air quality." (Objectives of the Land Use Element, page III-10)

- "Concentrate well-designed high density housing in and adjacent to centers to provide convenient access to jobs and services without sacrificing livability or environmental quality." (Policy No. 1 of the Land Use Element, page III-11)

- "Encourage development of well-designed twin homes, townhouses and garden apartments, particularly on by-passed parcels within existing urban communities." (Policy No. 2 of the Land Use Element, page III-11)

The applicant's proposed Plan Amendment is necessary to meet the above goals stated in the General Plan. The responses to the burden of proof statements show that the project will be increasing the supply of housing, at a higher density, in an urban infill area, with a quality of design comparable to other areas where housing is more expensive. The proposed multi-family residences are consistent with the surrounding community. All of these facts are supported by the General Plan.

## ZONE CHANGE REQUEST AND BURDEN OF PROOF RESPONSES

The applicant proposes to change the existing A-1 (Light Agricultural) and M-1 (Light Manufacturing) zoning to R-3-DP (Limited Multiple Residence- Development Program). This request will permit the construction of multi-family residences than are not allowed in the existing A-1 and M-1 zones. This Zone Change request is necessary in order to implement the project's design and meet the goals of the General Plan. The proposed Zone Change will allow higher density multi-family residences that are consistent with the surrounding community.

The applicant's responses to the Zone Change burden of proof statements are attached.

## CONDITIONAL USE PERMIT AND BURDEN OF PROOF RESPONSES

The CUP for the Development Program proposes a 44-foot building height to maintain sufficient landscaped and open space areas. The proposed height exceeds the maximum 35 feet permitted in the R-3 zone. In addition, a modification is requested to allow construction of perimeter fencing within the front yard setback to a maximum height of 6 feet, which is 2.5 feet higher than the 3.5 feet permitted in the R-3 zone. The CUP is necessary in order for the project design to accommodate taller structures, allowing more landscaping and open space to be available within the project site. Also, the CUP is necessary in order to allow a higher than allowed perimeter fencing that is consistent with the design and character of the proposed multi-family residences.

The applicant's responses to the CUP burden of proof statements are attached.

## ENVIRONMENTAL DOCUMENTATION

In accordance with State and County Environmental Quality 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 ("MMP").

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

- Noise
- Water Quality
- Traffic
- Fire/Sheriff Services
- Environmental Safety

Noise: Potential impacts to noise include construction activities, proximity of condominium units to Normandie Avenue, air conditioning units, trash pick-up and vehicular speeds within the interior driveways. Mitigation measures for noise include limiting both weekly and daytime hours of construction and trash pick-up, requiring minimum 15-foot setbacks for the condo units, proper shielding for the air conditioning units, and posted speed limits of 10-15 miles per hour.

Water Quality: Potential impacts to water quality include point-source water pollution from the project site. Mitigation measures for water quality include obtaining a National Pollutant Discharge Elimination System ("NPDES") permit.

Traffic: Potential impacts to traffic include truck haul routes and truck traffic related to construction activities and resident/guest vehicular traffic. Mitigation measures for traffic include submittal of a construction work site traffic control plan, developer fees for street improvements at the intersection and along Normandie Avenue and 223rd Street and obtaining a School Pedestrian Route Map from the LAUSD for the nearby elementary school to ensure pedestrian safety during school hours.

Fire/Sheriff Services: Potential impacts to Fire/Sheriff services include service coverage availability and access to the gated project site. Mitigation measures for Fire/Sheriff services include contacting the Los Angeles County Fire Department prior to building permit issuance to determine payment of a fair share of fire protection services, and providing the Los Angeles County Sheriff's Department with a restricted radio frequency access gate opener.

Environmental Safety: Potential impacts to environmental safety include soil contamination during construction. Mitigation measures for environmental safety include soil remediation to eliminate the contamination.

## COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the vesting tentative tract map and exhibit "A" map dated April 24, 2007 and recommends approval of the project with the attached conditions.

## LEGAL NOTIFICATION/COMMUNITY OUTREACH

In coordination with the applicant, notification was provided to nearby residents and the surrounding community as listed below:

- Hearing Notices: On October 3, 2007, hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within

500 feet of the subject property for an approximate total of 146 notices.

- Library Package: On October 5, 2007, project materials, including a vesting tentative tract map, exhibit "A" map, land use map, and Subdivision Committee draft conditions of approval were received at the Carson Regional Library.

- Newspaper Listing: On October 6, 2007, a public hearing notice was published in the Press Telegram and La Opinion newspapers.

- Project Site Posting: On October 4, 2007, one hearing notice sign was posted on each property frontage along Normandie Avenue and 223rd Street, for a total of two signs posted.

- Website Posting: On October 9, 2007, a copy of the library package containing the hearing materials was posted on the Regional Planning website.

## CORRESPONDENCE RECEIVED

At the time of writing, staff has received correspondence from the Los Angeles County Sanitation District regarding the project proposal, stating that connection fees for sewage disposal services will be required prior to the issuance of a permit to connect to the existing public sewer.

## STAFF EVALUATION

Based on the Burden of Proof and Infill Study submitted with the Plan Amendment request, in addition to the design regulations and guidelines associated with the Zone Change and CUP-Development Program request, the proposed project will be consistent with the General Plan upon adoption of the General Plan Amendment.

Residential Infill: In several places, the Land Use Element of the General Plan emphasizes "concentrated urban patterns", "utilizing existing public services and facilities" and "high density" infill housing. The project proposal supports these basic priorities of the General Plan by locating high-density housing in an area with existing public services and infrastructure.

New Residential Land Use: Although the local area is experiencing a loss of land for industrial uses through the Plan Amendment and Zone Change process, the General Plan anticipates this outcome and states the following:

> "The Plan also recognizes, however, that the Major Industrial category depicted on the Land Use Policy Map is, due to mapping scale and data resource factors, generalized in nature, and may in fact include areas with limited potential for industrial development. Therefore, establishment of non-industrial uses within identified Major industrial areas, not covered by a more detailed areawide or community plan, may be permitted." (Land Use Element, "Non-Industrial Uses Within Major Industrial Areas, Page III-33).

Gated Community: Staff feels that proposals for gated access, especially in urbanized areas, are not conducive to progressive communities that are fully integrated at the block and street scale. However, given that the neighborhood is still in the process of "urbanizing" (i.e. "transitioning") with an increasing supply of residential uses replacing the older industrial and commercial uses, other recent similar projects in this area have been approved with perimeter walls and a gated entry.

Sustainable Development: Recently, in accordance with the new direction that the Board of Supervisors is taking regarding green building and sustainable development, staff has been increasing its efforts to include more "sustainability" elements in its review of subdivision projects. These elements include, but are not limited to, green building design, mixed-use development and low-impact design ("LID") for storm water mitigation. Although the proposed project does not include any of these elements, staff feels that they could have been proposed by the applicant, as the new trend had already been established in the market for several years prior to the submittal of the subdivision application. Staff feels that the lack of inclusion of these elements in the current project proposal is unfortunate, although the applicant still has the opportunity to incorporate green building design elements into the project prior to construction. However, given the priority of urban infill housing, the project proposal is considered to be more desirable over suburban development for the same number of units elsewhere in an undeveloped "greenfield" area of the County. On that matter alone, the project is considered to be contributing to the County's general sustainability efforts.

Staff feels that, overall, the project will make a positive contribution to the existing community.

## STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

If the Regional Planning Commission agrees with staff's evaluation above, staff recommends that the Commission close the public hearing, adopt the MND, and indicate its intent to approve the vesting tentative tract map and CUP, and recommend to the Board approval of the General Plan Amendment and adoption of the Zone Change.

**Suggested Motion: "I move that the Regional Planning Commission close the public hearing, and adopt the Mitigated Negative Declaration."**

**Suggested Motion: "I move that the Regional Planning Commission direct staff to prepare the final Findings and Conditions and return at a future consent date."**

Attachments:

- Factual
- Draft Conditions of Approval
- Burdens of Proof (PA, ZC, CUP)
- Environmental Determination (Mitigated Negative Declaration)
- Correspondence
- Photos
- Vesting Tentative Tract Map No. 063296, and Exhibit "A" Map, dated April 24, 2007
- Floorplans, Elevations and Landscape Plans for the DP
- Land Use Map
- GIS-NET Map

SMT:JDS
11/1/07

**DEPARTMENT OF REGIONAL PLANNING**
**CONDITIONAL USE PERMIT CASE NO. 2005-00152-(2)**

**Exhibit Map Date: April 24, 2007**

**DRAFT CONDITIONS:**

1. This grant authorizes the use of a development program of the subject property for 58 new attached condominium units in seven buildings in a gated development, with 0.80 acres of landscaping and common open space, as depicted on the approved Exhibit "A" map (dated April 24, 2007) or an approved revised Exhibit "A", subject to all of the following conditions of approval.

2. Approval of this grant is contingent upon approval of General Plan Amendment Case No. 2005-00009-(2) by the Los Angeles County Board of Supervisors ("Board") and the effectuation of an ordinance changing the zoning of the subject property from A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) and M-1 (Light Industrial) to R-3-DP.

3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County 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. 7, and until all required monies have been paid pursuant to Condition Nos. 8, 10 and 40.

4. 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.

5. 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.

6. 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.

7. 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 of the subject property.

8. Within five days from the approval date, the permittee shall remit a $1,850.00 processing fee payable to the County of Los Angeles ("County") in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the 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.

9. 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.

10. If 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 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 inspections shall be the amount equal to the recovery cost at the time of payment (currently $150.00 per inspection).

11. 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 defense.

12. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing 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 on 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 Los Angeles County Code ("County Code") Section 2.170.010.

12. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 063296. In the event that Vesting Tentative Tract Map No. 063296 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. The subject property shall be graded, developed and maintained in substantial conformance with the approved tentative tract map and the approved Exhibit "A" (dated April 24, 2007) or an approved revised Exhibit "A".

14. The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 063296.

15. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director of Planning").

16. This grant modifies the heights for the residential structures as shown on the approved Exhibit "A" from the provisions set forth in Section 22.20.300 of the County Code:

    a. A maximum building height of 44 feet for each of the seven buildings proposed for the development.
    b. A maximum combined wall and fence height of six feet within the front yard setback.

17. Prior to final map approval, submit an Exhibit Map showing a minimum building setback of 15 feet along Normandie Avenue in accordance with Mitigation Monitoring Program Item No. 3.

18. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.

19. No structure shall exceed a height of 44 feet above grade, except for chimneys and rooftop antennas.

20. A minimum of 131 automobile parking spaces, as depicted on the approved Exhibit "A" (dated April 24, 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 15 guest parking spaces distributed throughout the project site as depicted on the approved Exhibit "A" (dated April 24, 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. The permittee shall provide for continual enforcement in the Covenants, Conditions, and Restrictions ("CC&Rs") to the satisfaction of Regional Planning.

21. Pursuant to Section 1129B of the State Building Code, one of the 15 guest parking spaces must be an accessible parking space for the disabled. Prior to the issuance of any building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a revised Exhibit "A" showing the required accessible parking space.

22. The permittee shall submit a copy of the project CC&Rs to the Director of Planning for review and approval.

23. All utilities shall be placed underground.

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

25. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and adjacent property owners have been notified.

26. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00 a.m. and 6:00 p.m., and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.

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

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

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

30. The permittee shall obtain all necessary permits from the Los Angeles County Department of Public Works ("Public Works") and shall maintain all such permits in full force and effect throughout the life of this permit.

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

32. 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 premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

33. In the event 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.

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

35. 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 facilities shall be provided to the satisfaction of said department.

36. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden ("Forester") to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.

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

38. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal

of litter, fertilizing and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

Timing of Planting. Prior to the issuance of building permits for any construction the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs and/or ground cover shall be completed within six months following occupancy.

39. 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.

40. 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 herein by this reference and made conditions of this grant. The permittee shall comply with all mitigation measures in accordance with the attached Mitigation Monitoring Program ("MMP"). After completion of the appeal period, 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 permittee shall submit annual

mitigation monitoring reports to Regional Planning for approval. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

41. Deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigations Monitoring Reports.

DRAFT

**DEPARTMENT OF REGIONAL PLANNING** **Map Date: April 24, 2007**
**VESTING TENTATIVE TRACT MAP NO. 063296** **Exhibit Map Date: April 24, 2007**

**DRAFT CONDITIONS**:

1. Conform to the applicable requirements of Title 21 and 22 of the Los Angeles County Code ("County Code"), including the requirements of the R-3-DP (Limited Multiple Residence – Development Program) zone. Also, conform to the requirements of Conditional Use Permit Case No. 2005-00152-(2) and the Mitigation Monitoring Program ("MMP").

2. Recordation of the final map is contingent upon approval of General Plan Amendment Case No. 2005-00009-(2) by the Los Angeles County Board of Supervisors ("Board") and the effectuation of an ordinance changing the zoning of the subject property from A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) and M-1 (Light Industrial) to R-3-DP.

3. Label the interior driveway as "Private Driveway and Fire Lane" on the final map.

4. Construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the approved Exhibit Map, dated April 24, 2007, to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Fire Department.

5. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review prior to final map approval.

6. 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.

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

8. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit Map, dated April 24, 2007.

9. Prior to final map approval, submit an Exhibit Map showing a minimum building setback of 15 feet along Normandie Avenue in accordance with Mitigation Monitoring Program Item No. 3.

10. Place a note or notes on the final map, to the satisfaction of Regional Planning and Public Works, that this subdivision is approved as a condominium project for a total of 58 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.

11. Remove all existing structures on the subject property. Submit a copy of a demolition permit prior to final map approval.

12. Three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Planning Director as required by Conditional Use Permit No. 2005-00009-(2).

13. The subdivider or successor in interest shall plant at least 27 trees of a non-invasive species within the multi-family residential lot. 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 Regional 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. Within five days of the approval date, remit processing fees of $1,850.00 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. 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 in the amount of $44,776 and provide proof of payment to Regional Planning.

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 this project. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Plan. 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.

17. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to Regional Planning. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

18. Within 30 days of the vesting tentative map approval, as provided in the MMP, deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information

contained in the reports required by the MMP.

19. No grading permit may be issued prior to final map recordation unless otherwise authorized by the Director of Planning.

20. 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, or employees to attack, set aside, void or annul this tentative map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any 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.

21. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider 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 subdivider or the 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 funds 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 the subdivider according to the County Code Section 2.170.010.

Except as expressly modified herein above, this approval is subject to all those conditions set forth in the CUP and attached MMP, and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

RP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 063296 (Rev.)



TENTATIVE MAP DATED 04-24-2007
EXHIBIT MAP DATED 04-24-2007

The following reports consisting of 14 pages are the recommendations of Public Works.

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

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

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

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

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

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

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

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

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

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

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

11. 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.

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

SMS
Prepared by Juan M Sarda Phone (626) 458-4921 Date 06-04-2007
tr63296L-rev3.doc

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

TRACT NO. 063296

REVISED TENTATIVE MAP DATED 04/24/07
EXHIBIT MAP DATED 04/24/07

**DRAINAGE CONDITIONS**

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

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**GRADING CONDITIONS:**

1. Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 04/24/06 to the satisfaction of Public Works.

2. 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.

Name ELAINE KUNITAKE EK 5/29/07 Date 05/24/07 Phone (626) 458-4921

**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
1 Soils Engineer
1 GMED File
1 Subdivision

**TENTATIVE TRACT MAP** 63296
**SUBDIVIDER** 223 Normandie Properties
**ENGINEER** B & E Engineers
**GEOLOGIST** Southern California Geotechnical, Inc.
**SOILS ENGINEER** Same

**TENTATIVE MAP DATED** 4/24/07 (Revision)
**LOCATION** Harbor City
**GRADING BY SUBDIVIDER** [Y] (Y or N)
**REPORT DATE** 7/19/05
**REPORT DATE** Same

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT**

**THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

1. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.

2. The Soils Engineering review dated 5/24/07 is attached.

* The Manual for Preparation of Geotechnical Reports is available at: http://www.ladpw.org/gmed/Manual.pdf.

Prepared by _____ Reviewed by _____ Date 5/23/07
Charles Nestle

**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
Job Number LX001129
Sheet 1 of 1

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

| | |
|---|---|
| Tentative Tract Map | 63296 |
| Location | Normandie Avenue & 223rd Street, Harbor City |
| Developer/Owner | 223 Normandie Properties |
| Engineer/Architect | B & E Engineers |
| Soils Engineer | Southern California Geotechnical, Inc. (05G194-1) |
| Geologist | Southern California Geotechnical, Inc. |

Review of:

Revised Tentative Tract Map and Exhibit "A" Dated by Regional Planning **4/24/07**
Geotechnical Report Dated 7/19/05
Previous Review Sheet Dated 1/30/07

ACTION:

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

REMARKS:

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

REGISTERED PROFESSIONAL ENGINEER
YOSHIYA MORISAKU
No. 67587
Exp. 6/30/07
CIVIL
STATE OF CALIFORNIA

Reviewed by Yoshiya Morisaku Date 5/24/07

**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.
P:\Yosh\63296TentTa

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

1. Dedicate the right to restrict vehicular access on Normandie Avenue and 223rd Street. The proposed driveway on Normandie Avenue shall be restricted to "For Emergency Vehicles Only" and the proposed gated entrance shall remain closed at all times except during an emergency.

2. Provide property line return radii of 27 feet plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) at the intersection of Normandie Avenue and 223rd Street to the satisfaction of Public Works.

3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Normandie Avenue and 223rd Street.

4. Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement along the property frontage on Normandie Avenue and 223rd Street.

5. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.

6. If required, re-construct the existing curb return at a radius of 35 feet at the intersection of Normandie Avenue and 223rd Street to provide full-width sidewalk, curb ramp, and standard curb return to the satisfaction of Public Works Relocate the existing traffic signals as a result of the curb return modification to the satisfaction of Public Works. Prepare detailed 1" = 20' scaled traffic signal plans on Normandie Avenue and 223rd Street to show the relocation of the traffic signals as a result of the curb return modification to the satisfaction of Public Works.

7. Remove or relocate any existing fences/walls along the property frontage that are located within the road right of way on Normandie Avenue and 223rd Street to outside of the right of way to the satisfaction of Public Works.

8. 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.

9. 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.

10. A portion of Normandie Avenue is in the City of Los Angles jurisdiction. If needed, construct improvements along the property frontage on Normandie Avenue to the satisfaction of the City of Los Angeles.

11. If needed, obtain a construction/encroachment permit for any improvements/works constructed on Normandie Avenue to the satisfaction of the City of Los Angeles.

12. Plant street trees along the property frontage on Normandie Avenue and 223rd Street to the satisfaction of Public Works.

13. Comply with following street lighting requirements:

    a. Provide street lights on concrete poles with underground wiring along the property frontage on Normandie Avenue and 223rd Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

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

14. Locate the entry gate or key pad/call box (if one is provided) a minimum of 50 feet beyond the right of way of 223rd Street and construct a turnaround with a minimum turnaround radius of 32 feet in the private driveway and firelane/on Private Drive "A" preceding the gated entrance to the satisfaction of Public Works. Setback the raised median nose in the private driveway/on 223rd Street a minimum of 20 feet from 223rd Street right of way to the satisfaction Public Works. The details of the gated access as shown on the tentative map are not necessary approved.

15. Prepare detailed 1" = 40' scaled signing and striping plans on 223rd Street and Normandie Avenue in the vicinity of this project and at the intersection of Vermont Avenue and 223rd Street to the satisfaction of Public Works.

16. Comply with the mitigation measures identified in the attached January 25, 2007 and February 13, 2006 letters from our Traffic and Lighting Division to the satisfaction of Public Works.

HW

Prepared by John Chin  Phone (626) 458-4915  Date 05-29-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 063296 (Rev.)



TENTATIVE MAP DATED 04-24-2007
EXHIBIT MAP DATED 04-24-2007

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 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 (PC11894AS, dated 11-16-2005) 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. Easements are required, subject to review by Public Works to determine the final locations and requirements.

JMS

Prepared by Julian Garcia  Phone (626) 458-4921  Date 06-04-2007
tr63296s-rev3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 063296 (Rev.)



TENTATIVE MAP DATED 04-24-2007
EXHIBIT MAP DATED 04-24-2007

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 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 05-29-2007

tr63296w-rev3.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
http://dpw.lacounty.gov

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


IN REPLY PLEASE
REFER TO FILE: T-4

January 25, 2007

Ms. Francesca S. Bravo
Linscott, Law & Greenspan, Engineers
234 East Colorado Boulevard, Suite 400
Pasadena, CA 91101

Dear Ms. Bravo:

**TRACT MAP NO. 63296**
**VERMONT AVENUE AT 223RD STREET**
**STRIPING COST ESTIMATE**

As requested, we have reviewed and agree with the $10,000 estimate you submitted for the required street improvements for Vermont Avenue at 223rd Street. Based on the project's pro-rata share of 11.8 percent, your project's proportionate share of the cost is $1,180.

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

William Winter

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and lighting Division

GS:cn
LANDDEVELOPMENTREVIEW\GHASSAN\PROJECTS\SITE\TR\vermontAvenueat223rdStreetTR63296\DOCUMENTS\TR63296CostEsimate.doc

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

# 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

February 13, 2006

Ms. Francesca S. Bravo
Linscott, Law & Greenspan, Engineers
234 East Colorado Boulevard, Suite 400
Pasadena, CA 91101

Dear Ms. Bravo:

**TENTATIVE TRACT NO. 63296**
**REVISED TRAFFIC IMPACT STUDY (DECEMBER 1, 2005)**
**HARBOR GATEWAY AREA**

As requested, we have reviewed the above-mentioned documents. The project is located at the southeast corner of the intersection of Normandie Avenue and West 223rd Street in the unincorporated County of Los Angeles area of Harbor Gateway.

The proposed project includes the construction of 59 single-family residential homes. The project is estimated to generate approximately 398 vehicle trips daily, with approximately 26 and 36 vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the study that the traffic generated by the project alone will not have a significant impact to any County or County/City roadways or intersections. However, the cumulative traffic generated by the project and other related projects will significantly impact the following County intersection. The project shall contribute its proportionate share of the cost for the following mitigation measure:

FILE COPY

Vermont Avenue at 223rd Street

South approach: One left-turn lane, two through lanes, and one exclusive right-turn lane instead of one left-turn lane, one through lane, and one shared through-right lane (restripe the existing roadway).

The project's pro-rata share is 11.8 percent.

A detailed signing and striping plan for this improvement shall be prepared and submitted to Traffic and Lighting Division for review and approval.

We also agree with the study that the project will not have a significant impact on any Congestion Management Program monitored intersections, arterial, or freeway segment in the area.

We recommend the City of Los Angeles review this document to determine whether they concur with the study's findings of the potential California Environmental Quality Act impacts within their jurisdictions.

Please submit a 40-foot-scale site plan of the project showing access locations in relationship to adjacent intersections and driveways to Traffic and Lighting Division for review and approval. Please submit the site plan to Mr. Sam Richards of our Land Development Review Section. He may be contacted for questions regarding the site plan submittal at (626) 300-4842.

If you have any further questions regarding the review of this document, please contact Ms. Amanda Ta of our Traffic Studies Section at (626) 300-4766.

Very truly yours,

DONALD L. WOLFE
Director of Public Works

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

AT:cn
P:\tpub\WPFILES\FILES\STU\Amanda\EIR's 2006\EIR06027.doc

RP - Jodie

# COUNTY OF LOS ANGELES
# FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

## CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 63296 Map Date April 24, 2007 - Ex. A

C.U.P. _____ Map Grid 0743C

☐ **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 shown on the Exhibit Map is adequate. Maintain a minimum vertical clearance of 13'6" under all landscape trees for the required Fire Department access. This map is cleared for Public Hearing.**

By Inspector: Juan C. Padilla Date June 1, 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 63296 Tentative Map Date April 24, 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 **5000** gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is ____ 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 2 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: **The required fire flow of 5000 gallons per minute, may be reduced by Fire Prevention Engineering during the architectural plan review process for building permit 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 Juan C. Padilla Date June 1, 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 # **63296** | DRP Map Date:**04/24/2007** | SCM Date: / / | Report Date: **05/30/2007** |
| Park Planning Area # **21** | **WEST CARSON** | | Map Type:**REV. (REV RECD)** |

Total Units **58** = Proposed Units **58** + Exempt Units **0**

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

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

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

**Park land obligation in acres or in-lieu fees:**

| | |
|---|---|
| ACRES: | **0.38** |
| IN-LIEU FEES: | **$128,323** |

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The payment of $128,323 in-lieu fees.

**Trails:**

No trails.

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

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

By: _____
James Barber, Developer Obligations/Land Acquisitions

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May 30. 2007 09:26:13
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# LOS ANGELES COUNTY
# DEPARTMENT OF PARKS AND RECREATION

## PARK OBLIGATION WORKSHEET

| | | | | |
|---|---|---|---|---|
| Tentative Map # | **63296** | DRP Map Date:**04/24/2007** | SMC Date: / / | **Report Date: 05/30/2007** |
| 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 **58** = Proposed Units **58** + Exempt Units **0**

| | People* | Goal 3.0 Acres / 1000 People | Number of Units | Acre Obligation |
|---|---|---|---|---|
| Detached S.F. Units | 3.23 | 0.0030 | 0 | 0.00 |
| M.F. < 5 Units | **2.70** | **0.0030** | **4** | **0.03** |
| M.F. >= 5 Units | **2.17** | **0.0030** | **54** | **0.35** |
| Mobile Units | 2.00 | 0.0030 | 0 | 0.00 |
| Exempt Units | | | 0 | |
| | | | Total Acre Obligation = | **0.38** |

Park Planning Area = **21 WEST CARSON**

| Goal | Acre Obligation | RLV / Acre | In-Lieu Base Fee |
|---|---|---|---|
| @(0.0030) | 0.38 | $337,692 | **$128,323** |

| 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 |
|---|---|---|---|---|---|
| 0.38 | 0.00 | 0.00 | 0.38 | $337,692 | **$128,323** |

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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**

**Gloria Molina**
First District

**Yvonne B. Burke**
Second District

**Zev Yaroslavsky**
Third District

**Don Knabe**
Fourth District

**Michael D. Antonovich**
Fifth District

May 31, 2007

RFS No.07-0012861

Tract Map No. 063296

Vicinity: Los Angeles

Tentative Tract Map Date: April 24, 2007 (3rd Revision)

The County of Los Angeles Department of Public Health's approval for **Vesting Tentative Tract Map 063296** is contingent upon the following conditions:

1. Potable water will be supplied by the **California Water Service Company**, a public water system, which guarantees water connection and service to all lots. **Prior to Tentative Map Approval**, a current "will serve" letter from the indicated water company shall be provided to this Department.

2. Sewage disposal will be provided through the public sewer and wastewater treatment facility as proposed.

3. Existing septic systems shall be emptied of effluent and removed or filled with approved materials.

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

RECEIVED OCT 0 6 2007

**CALIFORNIA WATER SERVICE COMPANY**
2632 W. 237TH STREET • TORRANCE, CA 90505-5272
(310) 257-1400 • FAX (310) 325-4605

**RANCHO DOMINGUEZ DISTRICT**

October 4, 2007

B & E Engineers
24 W. Saint Joseph Street
Arcadia, CA 91007
Attn: Ms. Sandy Zundell

Re: Water Availability at 22320 Normandie Avenue and 1232, 1244, 1248 West 223rd Street in the City of Torrance, Tract No.63296

Dear Ms. Zundell:

In response to your request, the address referenced above in the City of Torrance is within our service area.

California Water Service Company is prepared to provide potable water service to this project in accordance with the rates, rules, tariffs, and regulations in effect and on file with the California Public Utilities Commission, or as modified in the exercise of its jurisdiction. The rates, rules, tariffs, and regulations for our Dominguez District can be obtained from our website at www.calwater.com.

Please contact me at (310) 257-1400 if you have any questions. Thank you.

Sincerely,

Lisa Mann

Lisa Mann
Customer Service Manager

LM/md



DISTRICT OFFICES: ANTELOPE VALLEY • BAKERSFIELD • BAYSHORE • BEAR GULCH • CHICO • DIXON • EAST LOS ANGELES • KERN RIVER VALLEY • KING CITY • LIVERMORE • LOS ALTOS • MARYSVILLE • OROVILLE • RANCHO DOMINGUEZ • REDWOOD VALLEY • SALINAS • SELMA • STOCKTON • VISALIA • WESTLAKE • WILLOWS

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

# MITIGATED NEGATIVE DECLARATION

**PROJECT NUMBER:** *TR063296 / RENVT200500152 / RPAT200500009/ RZCT200500014/ RCUPT200500152*

1. DESCRIPTION:
*Application for a tentative tract map to construct 58 attached townhomes that will be for sale; a CUP to authorize proposed improvements in Development Program zone; a zone change from M-1 and A-1 to R-3-DP; and a general plan amendment from low density residential and industrial to medium density residential. The proposed townhomes will be two and four-story units (maximum of 44 ft. high) with 131 parking spaces (111 attached garage parking, 5 covered, and 15 guest parking) and a 10,531 s.f. common open space area. Access will be off of 223rd St. into a gated entry and private driveways. There is a secondary access off of Normandie Ave. for emergency vehicles only. Decorative walls and landscaping will be provided along all property street frontages. Approximately 1,000 c.y. of cut, 6,000 c.y. of fill, and 5,000 c.y. of imported material is proposed which will generate approximately 350 truck trips.*

2. LOCATION:
*1238, 1244, 1248 W. 223rd St. and 22310, 22318, 22320, 22322 Normandie Ave., Torrance*

3. PROPONENT:
*Nancy Bush*
*24248 Crenshaw blvd., Suite 207*
*Torrance, CA 90505*

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

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

**PREPARED BY:** *Christina D. Tran* CT

**DATE:** *December 6, 2006*

Los Angeles County
Department of Regional Planning

*Planning for the Challenges Ahead*

Bruce W. McClendon FAICP
Director of Planning

## PROJECT MITIGATION MEASURES DUE TO ENVIRONMENTAL EVALUATION

**Project: TR063296/RENVT200500152/RPAT200500009/RZCT200500014 /RCUPT200500152**

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

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

1. Haul trucks shall be staged on-site whenever feasible and shall not block the public right of way. Trucks shall use a dispatch system.
2. Haul truck routes shall be limited to commercial streets and shall avoid use of residential streets to the extent feasible.
3. If soil contamination is suspected during construction, construction in the area shall stop and appropriate health and safety procedures shall be implemented and remediation shall be conducted to the complete satisfaction of agencies with oversight, including the California Regional Water Quality Control Board, the Environmental Programs Division of the Department of Public Works, and the Department of Toxic Substances Control.
4. Prior to any construction activity, applicant shall submit a construction work site traffic control plan to the City of Los Angeles, Department of Transportation (LADOT) for their review. The plan shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties.
5. All construction related truck traffic shall be restricted to off-peak hours.
6. Prior to issuance of grading permit, the project shall contribute its proportionate share (11.8%) of the cost for improvements on Vermont Avenue at 223rd Street, south approach: one left-turn, two through lanes, and one exclusive right-turn lane instead of one left-turn land, one through lane, and one shared through-right lane (restripe the existing roadway). In addition, applicant shall submit a detailed signing and striping plan for this improvement to the Traffic and Lighting Division for their review and approval.
7. Prior to issuance of grading permit, applicant shall submit a 40-foot-scale site plan showing access locations in relationship to adjacent intersections and driveways to the Traffic and Lighting Division for their review and approval.
8. Prior to issuance of grading permit, applicant shall notify the Los Angeles Unified School District (LAUSD) Transportation Branch of the expected start and ending dates of all construction activities that may affect traffic within nearby school areas. Project truck traffic and construction vehicles shall not cause traffic delays for school buses.



320 West Temple Street ▪ Los Angeles, CA 90012 ▪ 213-974-6411 ▪ Fax: 213-626-0434 ▪ TDD: 213-617-2292

9. Applicant shall maintain safe and convenient pedestrian routes to all nearby schools throughout the project construction period. Prior to issuance of grading permit, applicant shall obtain a School Pedestrian Route Maps from LAUSD. In addition, applicant shall maintain ongoing communication with LAUSD school administrators to provide sufficient notice to forewarn children and parents when existing pedestrian and vehicle routes to school may be impacted.
10. Construction truck haul routes shall not pass by any school except when school is not in session.
11. Staging or parking of construction-related vehicles, including worker-transport vehicles, shall be prohibited on or adjacent to a school property.
12. Applicant shall install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety to the satisfaction of LAUSD. If the safety of children at impacted school crossings may be compromised by construction-related activities as determined by LAUSD, applicant shall provide funding for crossing guards. Prior to the issuance of a grading permit, applicant shall submit a determination letter from the LAUSD with respect to whether traffic controls are warranted and whether funding for crossing guards is required.
13. Barriers and/or fencing shall be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances. In addition, applicant shall provide security patrols to minimize trespassing, vandalism, and short-cut attractions.
14. The project shall utilize a restricted radio frequency access gate opener. Applicant shall submit verification of device prior to issuance of Certificate of Occupancy.
15. Applicant shall comply with the NPDES requirements of the California Regional Water Quality Control Board and the Los Angeles County Department of Public works.
16. All construction activities shall be limited to the daytime hours of 7:00 a.m. to 5:30 p.m. on weekdays and Saturdays. Construction activity shall be prohibited on Sundays and holidays.
17. All construction equipment and activities at the project site shall be required to comply with the provisions and restrictions in the County Noise Control Ordinance Chapter 12.12.
18. Building setbacks along 223rd Street and Normandie Avenue shall be 15 feet from the property line. Said requirement shall be included in the notes of an approved building plan.
19. All air-conditioning units shall be shielded and properly installed according to manufacturer's requirements.
20. Trash pickup shall not be permitted before 7:00 a.m. and after 6:00 p.m.
21. Applicant shall post signs with the speed limit of 15 mph for project driveways and 10 mph for parking areas.
22. Prior to issuance of building permit, applicant shall contact the Los Angeles County Fire Department to determine if the project must pay a fair share contribution for new fire facilities or expansion of existing facilities and equipment. If required, applicant shall pay the appropriate fees to the LACFD at the time of building permit issuance.

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

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

Applicant

12/11/2006
Date

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

Staff

Date

**RENVT200500152 / RPAT200500009 / RZCT200500014 / RCUPT200500152**
**TR063296**
**Mitigation Monitoring Program**

| | **Impact**<br>Mitigation | Responsible Agency or Party | Action Required | Monitoring Agency or Party | Timing |
|---|---|---|---|---|---|
| 1 | **Noise**<br><br>All construction activities shall be limited to the daytime hours of 7:00 a.m. to 5:30 p.m. on weekdays and Saturdays. Construction activity shall be prohibited on Sundays and holidays. | Project Applicant | Construction activities limited to daytime hours and prohibited on Sundays and holidays | DHS | During construction activities |
| 2 | All construction equipment and activities at the project site shall be required to comply with the provisions and restrictions in the County Noise Control Ordinance Chapter 12.12. | Project Applicant | Comply with County Noise Ordinance | DHS | During construction activities |
| 3 | Building setbacks along 223rd Street and Normandie Avenue shall be 15 feet from the property line. Said requirement shall be included in the notes of an approved building plan. | Project Applicant | Building setbacks shall be 15 feet from property line | DRP<br>DHS | Prior to issuance of building permit and Certificate of Occupancy |

| | | | | | |
|---|---|---|---|---|---|
| 4 | All air-conditioning units shall be shielded and properly installed according to manufacturer's requirements. | Project Applicant | Air conditioning units shall be shielded and properly installed | DHS | Throughout project lifetime |
| 5 | Trash pickup shall not be permitted before 7:00 a.m. and after 6:00 p.m. | Project Applicant | Trash pickup prohibited before 7:00 a.m. and after 6:00 p.m. | DHS | Throughout project lifetime |
| 6 | Applicant shall post signs with the speed limit of 15 mph for project driveways and 10 mph for parking areas. | Project Applicant | Post speed limit signs for project driveways and parking areas | DPW | Prior to issuance of Certificate of Occupancy |

| | | | | | |
|---|---|---|---|---|---|
| 7 | **Water Quality**<br><br>Compliance with NPDES requirement of the CRWQCB and the DPW | Project Applicant | Acquire NPDES Permit | CRWQCB<br><br>DPW | Prior to the issuance of grading permit |
| 8 | **Traffic**<br><br>Haul trucks shall be staged on-site whenever feasible and shall not block the public right of way. Trucks shall use a dispatch system. | Project Applicant | Haul trucks shall be staged on-site; trucks shall use dispatch system | DRP | During construction activities |
| 9 | Haul truck routes shall be limited to commercial streets and shall avoid use of residential streets to the extent feasible. | Project Applicant | Haul trucks limited to commercial streets | DRP | During construction activities |
| 10 | Applicant shall submit a construction work site traffic control plan to the City of Los Angeles, Department of Transportation (LADOT) for their review. The plan shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. | Project Applicant | Submittal of construction work site traffic control plan | LADOT | Prior to any construction activities |
| 11 | All construction related truck traffic shall be restricted to off-peak hours. | Project Applicant | Construction traffic restricted to off-peak hours | LADOT | During construction activities |

| | | | | | |
|---|---|---|---|---|---|
| 12 | The project shall contribute its proportionate share (11.8%) of the cost for improvements on Vermont Avenue at 223rd Street, south approach: one left-turn, two through lanes, and one exclusive right-turn lane instead of one left-turn land, one through lane, and one shared through-right lane (restripe the existing roadway). In addition, applicant shall submit a detailed signing and striping plan for this improvement to the Traffic and Lighting Division for their review and approval. | Project Applicant | Contribute proportionate share for street improvement; submittal and approval of detailed signing and striping plan | DPW | Prior to issuance of grading permit |
| 13 | Applicant shall submit a 40-foot-scale site plan showing access locations in relationship to adjacent intersections and driveways to the Traffic and Lighting Division for their review and approval. | Project Applicant | Submittal and approval of site plan | DPW | Prior to issuance of grading permit |
| 14 | Applicant shall notify the Los Angeles Unified School District (LAUSD) Transportation Branch of the expected start and ending dates of all construction activities that may affect traffic within nearby school areas. Project truck traffic and construction vehicles shall not cause traffic delays for school buses. | Project Applicant | Notify LAUSD of construction period; truck traffic shall not delay school buses | LAUSD | Prior to issuance of grading permit |
| 15 | Applicant shall maintain safe and convenient pedestrian routes to all nearby schools throughout the project construction period. Prior to issuance of grading permit, applicant shall obtain a School Pedestrian Route Maps from LAUSD. In addition, applicant shall maintain ongoing communication with LAUSD school administrators to provide sufficient notice to forewarn children and parents when existing pedestrian and vehicle routes to school may be impacted. | Project Applicant | Maintain safe and convenient pedestrian routes; maintain ongoing communication with LAUSD | LAUSD | Prior to issuance of grading permit and during construction activities |

| | | | | | |
|---|---|---|---|---|---|
| 16 | Construction truck haul routes shall not pass by any school except when school is not in session. | Project Applicant | Construction shall not pass by any school | DPW | During construction acitivities |
| 17 | Staging or parking of construction-related vehicles, including worker-transport vehicles, shall be prohibited on or adjacent to a school property. | Project Applicant | Staging or parking of construction – related vehicles prohibited on or adjacent to school property | DRP | During construction activities |
| 18 | Applicant shall install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety to the satisfaction of LAUSD. If the safety of children at impacted school crossings may be compromised by construction-related activities as determined by LAUSD, applicant shall provide funding for crossing guards. Prior to the issuance of a grading permit, applicant shall submit a determination letter from the LAUSD with respect to whether traffic controls are warranted and whether funding for crossing guards is required. | Project Applicant | Install and maintain traffic controls; provide funding for crossing guards if required | LAUSD<br>DRP | Prior to issuance of grading permit and during construction activities |
| 19 | Barriers and/or fencing shall be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances. In addition, applicant shall provide security patrols to minimize trespassing, vandalism, and short-cut attractions. | Project Applicant | Install barriers and/or fencing; provide security patrols | LAUSD<br>DRP | During construction activities |

| | | | | | |
|---|---|---|---|---|---|
| 20 | **Fire / Sheriff**<br><br>Applicant shall contact the Los Angeles County Fire Department to determine if the project must pay a fair share contribution for new fire facilities or expansion of existing facilities and equipment. If required, applicant shall pay the appropriate fees to the LACFD at the time of building permit issuance. | Project Applicant | Contact LACFD regarding fee; pay appropriate fees if required | LACFD | Prior to issuance of building permit and at time of building permit issuance if applicable |
| 21 | The project shall utilize a restricted radio frequency access gate opener. Applicant shall submit verification of device prior to issuance of Certificate of Occupancy. | Project Applicant | Utilize restricted radio frequency access gate opener | LACSD | Prior to issuance of Certificate of Occupancy |
| 22 | **Environmental Safety**<br><br>If soil contamination is suspected during construction, construction in the area shall stop and appropriate health and safety procedures shall be implemented and remediation shall be conducted to the complete satisfaction of agencies with oversight, including the California Regional Water Quality Control Board, the Environmental Programs Division of the Department of Public Works, and the Department of Toxic Substances Control. | Project Applicant | Cease construction and remediate site if soil contamination is suspected | DTSC<br>CRWQCB<br>DPW | During construction activities |

| | | | | | |
|---|---|---|---|---|---|
| 23 | **Mitigation Compliance**<br><br>As a means of ensuring compliance of the above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed | Project Applicant and Subsequent Owner(s) | Submittal of annual mitigation compliance report; replenishing mitigation monitoring account | DRP | Annually until such time as all mitigation measures have been implemented and completed |

Key:

| | | |
|---|---|---|
| CRWQCB | = | California Regional Water Quality Control Board |
| DHS | = | Los Angeles County Department of Health Services |
| DPW | = | Los Angeles County Department of Public Works |
| DRP | = | Los Angeles County Department of Regional Planning |
| DTSC | = | Department of toxic Substances Control |
| LACFD | = | Los Angeles County Fire Department |
| LACSD | = | Los Angeles County Sheriff Department |
| LADOT | = | City of Los Angeles, Department of Transportation |
| LAUSD | = | Los Angeles County Unified School District |
| NPDES | = | National Pollution Discharge Elimination System |

**STAFF USE ONLY**

PROJECT NUMBER: *TR063296*
CASES: *RENVT200500152*
*RPAT200500009*
*RZCT200500014*
*RCUPT200500152*

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

**COUNTY OF LOS ANGELES**
**DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: *September 11, 2006* Staff Member: *Christina D. Tran*
Thomas Guide: *764 A-7* USGS Quad: *Torrance*
Location: *1238, 1244, 1248 W. 223rd St. and 22310, 22318, 22320, 22322 Normandie Ave., Torrance*

Description of Project: *Application for a tentative tract map to construct 58 attached townhomes that will be for sale; a CUP to authorize proposed improvements in Development Program zone; a zone change from M-1 and A-1 to R-3-DP; and a general plan amendment from low density residential and industrial to medium density residential. The proposed townhomes will be two and four-story units (maximum of 44 ft. high) with 131 parking spaces (111 attached garage parking, 5 covered, and 15 guest parking) and a 10,531 s.f. common open space area. Access will be off of 223rd St. into a gated entry and private driveways. There is a secondary access off of Normandie Ave. for emergency vehicles only. Decorative walls and landscaping will be provided along all property street frontages. Approximately 1,000 c.y. of cut, 6,000 c.y. of fill, and 5,000 c.y. of imported material is proposed which will generate approximately 350 truck trips.*

Gross Acres: *2.5 acres*

Environmental Setting: *Project site is located in an urbanized area with no significant natural resources. Project site is currently developed with residences on five parcels and a used car lot and ancillary sales office on the remaining two parcels. Surrounding land uses consist of Normandale Recreation Center; Meyler Street Elementary School; condominiums; single family residences; a mobile home park; light industrial parks; and commercial establishments.*

Zoning: *M-1 (Light Manufacturing) and A-1 (Light Agriculture)*

General Plan: *Low Density Residential and Industrial*

Community/Area wide Plan: *N/A*

**Major projects in area:**

| PROJECT NUMBER | DESCRIPTION & STATUS |
|---|---|
| *PM060001/03-199* | *4 condominium units (2-8-05 approved)* |
| *PM060843/04-119* | *4 SF (pending)* |
| *CP03048* | *Self storage facility with 3,955 s.f. of office (3-10-04 approved)* |
| *CP87541* | *12 townhomes (11-16-1988 approved)* |
| | |

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

## REVIEWING AGENCIES

### Responsible Agencies

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

### Trustee Agencies

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

### Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mtns. Area
- ☒ *Los Angeles Unified School District*
- ☒ *City of Los Angeles*
- ☒ *DTSC*
- ☒ *Native American Tribe*
- ☐
- ☐
- ☐
- ☐
- ☐

### Regional Significance

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

### County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ DPW: *GMED (soil contamination); Environmental Programs; Land Development (NPDES review); Traffic & Lighting*
- ☒ Fire Department: *Hazardous Material*
- ☒ Health Services: *Environmental Hygiene*
- ☒ *Sheriff*
- ☒ *Sanitation Districts*

| 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 | ☐ | ☒ | ☐ | *Heavy traffic on Normandie Ave. and 223rd St.* |
| RESOURCES | 1. Water Quality | 9 | ☐ | ☒ | ☐ | *NPDES requirement* |
| | 2. Air Quality | 10 | ☒ | ☐ | ☐ | |
| | 3. Biota | 11 | ☒ | ☐ | ☐ | |
| | 4. Cultural Resources | 12 | ☒ | ☐ | ☐ | |
| | 5. Mineral Resources | 13 | ☒ | ☐ | ☐ | |
| | 6. Agriculture Resources | 14 | ☒ | ☐ | ☐ | |
| | 7. Visual Qualities | 15 | ☒ | ☐ | ☐ | |
| SERVICES | 1. Traffic/Access | 16 | ☐ | ☒ | ☐ | *Heavy traffic on Normandie Ave. and 223rd St.* |
| | 2. Sewage Disposal | 17 | ☒ | ☐ | ☐ | |
| | 3. Education | 18 | ☒ | ☐ | ☐ | |
| | 4. Fire/Sheriff | 19 | ☐ | ☒ | ☐ | *Access gate proposed* |
| | 5. Utilities | 20 | ☒ | ☐ | ☐ | |
| OTHER | 1. General | 21 | ☒ | ☐ | ☐ | |
| | 2. Environmental Safety | 22 | ☐ | ☒ | ☐ | *Site includes used car sales lot, underground tank* |
| | 3. Land Use | 23 | ☒ | ☐ | ☐ | |
| | 4. Pop/Hous./Emp./Rec. | 24 | ☒ | ☐ | ☐ | |
| | 5. Mandatory Findings | 25 | ☐ | ☒ | ☐ | *Water quality, noise, environmental safety* |

## DEVELOPMENT MONITORING SYSTEM (DMS)

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

1. Development Policy Map Designation: *Conservation / Maintenance*
2. ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

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

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

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

**Environmental Finding:**

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

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

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

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

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

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

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

Reviewed by: Christina Tran Date: 12-6-06

Approved by: Daryl Koutnik Date: 6 DECEMBER 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? |
| b. | ☐ | ☒ | ☐ | Is the project site located in an area containing a major landslide(s)? |
| c. | ☐ | ☒ | ☐ | Is the project site located in an area having high slope instability? |
| d. | ☐ | ☒ | ☐ | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? |
| e. | ☐ | ☒ | ☐ | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? |
| f. | ☐ | ☒ | ☐ | Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? *1,000 c.y. of cut; 6,000 c.y. of fill; and 5,000 c.y. of import* |
| 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 Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☒ **OTHER CONSIDERATIONS**

☒ Approval of Geotechnical Report by DPW

*Applicant shall comply with all requirements of the Subdivision Committee*

### CONCLUSION

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

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

## HAZARDS - 2. Flood

### SETTING/IMPACTS

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

### STANDARD CODE REQUIREMENTS

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

☒ Approval of Drainage Concept by DPW

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

☐ Lot Size ☐ Project Design

*Drainage concept/SUSMP report was approved on 4/24/06. Applicant shall comply with all requirements of the Subdivision Committee and of said approval.*

### 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? |
| c. | ☐ | ☒ | ☐ | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? |
| d. | ☐ | ☒ | ☐ | Is the project site located in an area having inadequate water and pressure to meet fire flow standards? |
| e. | ☐ | ☒ | ☐ | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? |
| f. | ☐ | ☒ | ☐ | Does the proposed use constitute a potentially dangerous fire hazard? |
| g. | ☐ | ☐ | ☐ | Other factors? |

### STANDARD CODE REQUIREMENTS

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

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

☐ Project Design ☐ Compatible Use

*Applicant shall comply with all requirements of the Subdivision Committee. LACFD letter of 8/21/06 did not identify any significant impact. Applicant shall comply with all requirements of said letter.*

### 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)? |
| | | | | *Normandie Avenue and 223rd St. are heavily traveled streets* |
| b. | ☐ | ☐ | ☒ | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? |
| | | | | *Meyler Street Elementary School within 500' of 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? |
| | | | | *Construction noise* |
| e. | ☐ | ☐ | ☐ | Other factors? |

### STANDARD CODE REQUIREMENTS

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

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

☐ Lot Size ☐ Project Design ☐ Compatible Use

*DHS letter of 8/30/06 did not identify any significant impacts. Applicant shall comply with all noise mitigation measures.*

### CONCLUSION

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

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

## RESOURCES - 1. Water Quality

**SETTING/IMPACTS**

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

**STANDARD CODE REQUIREMENTS**

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

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

☐ **OTHER CONSIDERATIONS**

*Consultation with RWQCB. Applicant shall comply with all requirements of the Subdivision Committee*

**CONCLUSION**

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

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

## RESOURCES - 2. Air Quality

### SETTING/IMPACTS

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

### STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☐ **MITIGATION MEASURES**

☐ Project Design ☐ Air Quality Report

☐ **OTHER CONSIDERATIONS**

### 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? |
| c. | ☐ | ☒ | ☐ | Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site? |
| d. | ☐ | ☒ | ☐ | Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? |
| e. | ☐ | ☒ | ☐ | Does the project site contain oak or other unique native trees (specify kinds of trees)? |
| f. | ☐ | ☒ | ☐ | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? |
| g. | ☐ | ☐ | ☐ | Other factors (e.g., wildlife corridor, adjacent open space linkage)? |

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

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

**CONCLUSION**

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

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

## RESOURCES - 4. Archaeological/Historical/Paleontological

**SETTING/IMPACTS**

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

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

☐ Lot Size ☐ Project Design ☐ Phase 1 Archaeology Report

*The existing residences to be removed are not listed as an historical property on the state and national registry*

**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? |
| b. | ☐ | ☒ | ☐ | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? |
| c. | ☐ | ☐ | ☐ | Other factors? |

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

☐ Lot Size ☐ Project Design

**CONCLUSION**

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

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

## RESOURCES - 6. Agriculture Resources

**SETTING/IMPACTS**

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

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

☐ Lot Size ☐ Project Design

**CONCLUSION**

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

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

## RESOURCES - 7. Visual Qualities

**SETTING/IMPACTS**

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

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

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

*Applicant shall comply with all requirements of the Subdivision Committee*

**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)? *58 townhomes proposed* |
| b. | ☐ | ☐ | ☒ | Will the project result in any hazardous traffic conditions? *Access off of a busy street (223rd St.)* |
| 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? |
| f. | ☐ | ☒ | ☐ | Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)? |
| g. | ☐ | ☐ | ☐ | Other factors? |

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

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

*DPW's letter 2/13/06 concurred with Revised Traffic Impact Study (December 1, 2005). Applicant shall comply with all requirements of said 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? |
| b. | ☐ | ☒ | ☐ | Could the project create capacity problems in the sewer lines serving the project site? |
| c. | ☐ | ☐ | ☐ | Other factors? |

### STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☐ Plumbing Code – Ordinance No. 2269

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

*DPW approved Sewer Area Study on 11/16/05. Applicant shall comply with all requirements of the Subdivision Committee. Applicant shall pay appropriate connection fee before a permit to connect to the sewer is issued.*

### 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? *Los Angeles Unified School District* |
| b. | ☐ | ☒ | ☐ | Could the project create capacity problems at individual schools that will serve the project site? |
| c. | ☐ | ☒ | ☐ | Could the project create student transportation problems? |
| d. | ☐ | ☒ | ☐ | Could the project create substantial library impacts due to increased population and demand? |
| e. | ☐ | ☐ | ☐ | Other factors? |

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

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

**CONCLUSION**

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

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

## SERVICES - 4. Fire/Sheriff Services

**SETTING/IMPACTS**

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?<br>*Fire Station No. 36 located at 127 W. 223rd St. is approximately 1.3 miles from site; Carson Sheriff Station located at 21356 Avalon Blvd.* |
| b. | ☐ | ☐ | ☒ | Are there any special fire or law enforcement problems associated with the project or the general area?<br>*Access gate may delay response time* |
| c. | ☐ | ☐ | ☐ | Other factors? |

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

☐ Fire Mitigation Fee

*Applicant shall comply with all requirements of Sheriff Department in their letter of 6/30/06.*

**CONCLUSION**

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

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

## SERVICES - 5. Utilities/Other Services

### SETTING/IMPACTS

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

### STANDARD CODE REQUIREMENTS

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

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

☐ Lot Size ☐ Project Design

*DPW had no comments with respect to solid waste disposal in their letter of 1/9/06. Applicant shall comply with all applicable County codes with respect to solid waste disposal including diversion of construction waste.*

### CONCLUSION

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

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

## OTHER FACTORS - 1. General

**SETTING/IMPACTS**

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

**STANDARD CODE REQUIREMENTS**

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

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

☐ Lot Size ☐ Project Design ☐ Compatible Use

**CONCLUSION**

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

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

## OTHER FACTORS - 2. Environmental Safety

**SETTING/IMPACTS**

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Are any hazardous materials used, transported, produced, handled, or stored on-site? |
| b. | ☐ | ☒ | ☐ | Are any pressurized tanks to be used or any hazardous wastes stored on-site? |
| c. | ☐ | ☒ | ☐ | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? |
| d. | ☒ | ☐ | ☐ | Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? *Used car sales lot. One previously existing 550 gallon underground storage tank (UST) had been removed (no documentation for Tank Removal Permit and No Further Action Order).* |
| e. | ☐ | ☒ | ☐ | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? |
| f. | ☐ | ☒ | ☐ | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? |
| g. | ☐ | ☒ | ☐ | Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? |
| h. | ☐ | ☒ | ☐ | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? |
| i. | ☐ | ☒ | ☐ | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? |
| j. | ☐ | ☐ | ☐ | Other factors? |

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

☐ Toxic Clean-up Plan

*DPW issued No Further Action Order on 8/17/06. Stop work condition.*

**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? *Request for plan amendment from Industrial and Low Density Residential designation to Medium Density Residential* |
| b. | ☐ | ☐ | ☒ | Can the project be found to be inconsistent with the zoning designation of the subject property? *Request for zone change from M-1 and A-1 to R-3-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**

*Approval of zone change and plan amendment would allow proposed development*

**CONCLUSION**

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

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

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

**SETTING/IMPACTS**

| | Yes | No | Maybe | |
|---|---|---|---|---|
| a. | ☐ | ☒ | ☐ | Could the project cumulatively exceed official regional or local population projections? |
| b. | ☐ | ☒ | ☐ | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? |
| c. | ☐ | ☐ | ☒ | Could the project displace existing housing, especially affordable housing? *The five existing residential units will be removed* |
| 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**

*This is a housing project with net increase of 53 units*

**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.<br>*Traffic* |
| c. | ☐ | ☐ | ☒ | Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?<br>*Water quality, noise, environmental safety, sheriff* |

## 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

WATER RECLAMATION
SOLID WASTE MANAGEMENT

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
*Chief Engineer and General Manager*

October 11, 2007

File No: 05-00.04-00
08-00.04-00

Mr. Jodie Sackett
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Sackett:

**Project No. TR063296-(2), Vesting Tentative Tract Map No. 063296-(2), General Plan Amendment No. 2005-00009-(2), Zone Change No. 2005-00014-(2), Conditional Use Permit No. 2005-00152-(2)**

This is in reply to your notice, which was received by the County Sanitation Districts of Los Angeles County (Districts) on October 9, 2007. The proposed development is located within the jurisdictional boundaries of Districts Nos. 5 and 8. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Joint Outfall D Unit 8 Trunk Sewer, located in Meyler Street at 223rd Street. This 54-inch diameter trunk sewer has a design capacity of 30.3 million gallons per day (mgd) and conveyed a peak flow of 15.2 mgd when last measured in 2003.

2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 311.3 mgd.

3. The expected average wastewater flow from the project site is 11,310 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.

4. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information



Recycled Paper

Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin

Ruth I. Frazen
Customer Service Specialist
Facilities Planning Department

RIF:rf

7/31/07

## GENERAL PLAN INFILL RESIDENTIAL FINDINGS
## BURDEN OF PROOF

The Burdens of Proof for the proposed General Plan Amendment, Zone Change and CUP ("DP" Zoning) are provided in separate attachments as required for the requested entitlements. The Applicant is providing Findings in accordance with County General Plan – Appendix A for an Infill Residential Project. These Findings supplement and bolster the rationale to approve this multi-family for sale housing project, which due to policy changes starting in 2003, cause County staff to require a General Plan Amendment on a parcel that is significantly less than 50 acres.

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

  a. Response: The proposed project directs all vehicular traffic to a main ingress/egress point on 223rd Street to avoid potential conflict with stacked vehicles on Normandie Ave. The connection with Normandie Ave. at the west end of the project is for emergency access only.

  b. Response: The surrounding area is a mix of residential, commercial and industrial uses, with clear trending towards residential infill.

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

  a. Response: Design features meet or exceed development standards that are evident on surrounding land uses.

  b. Response: The Applicant is proposing a well-designed project with extensive use of design, color, material and landscaping to create a project that is compatible with the surrounding land uses and that will act as a catalyst for future development. The proposed project will not disrupt or adversely impact local traffic and parking conditions.

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

  a. Response: The project will be entitled with a zone change that includes "DP" – which requires strict adherence to all site plan, plot plan, and design parameters evidenced in the Exhibit A, color boards, and color renderings.

  b. Response: This proposed two-story townhomes project is similar in scale to the condominium development across 223rd St., directly to the north. Low-intensity industrial uses are located to the south. A six-foot high block wall and decorative landscaping will provide a buffer between the proposed project and the existing single-family homes to the north and east. Other single-family homes across Normandie Ave. are setback a considerable distance from the roadway.

  c. Response: Detailed architectural facade designs using quality materials, with extensive perimeter landscaping and decorative walls, are proposed.

7/31/07

# INFILL STUDY (REVISED)

## DENSITY - CONTEXTUAL ANALYSIS

## WITHIN 500 FT. RADIUS

The surrounding 500-ft radius area is a mix of zoning designations and land uses. Many of the land uses are artifacts of the piecemeal development of this area of the unincorporated County over the past 50 years.

In order to analyze the residential density in relation to the proposed R3-DP zoning, all parcels within the 500' radius were divided into three categories – thosethat are below, approximately equal to, and above the proposed project density, shown on the color-coded radius map (Attachment A) and summarized in Table 2 below. There are three findings that support the applicant's request for a zone change from A-1 and M-1 to R3-DP:

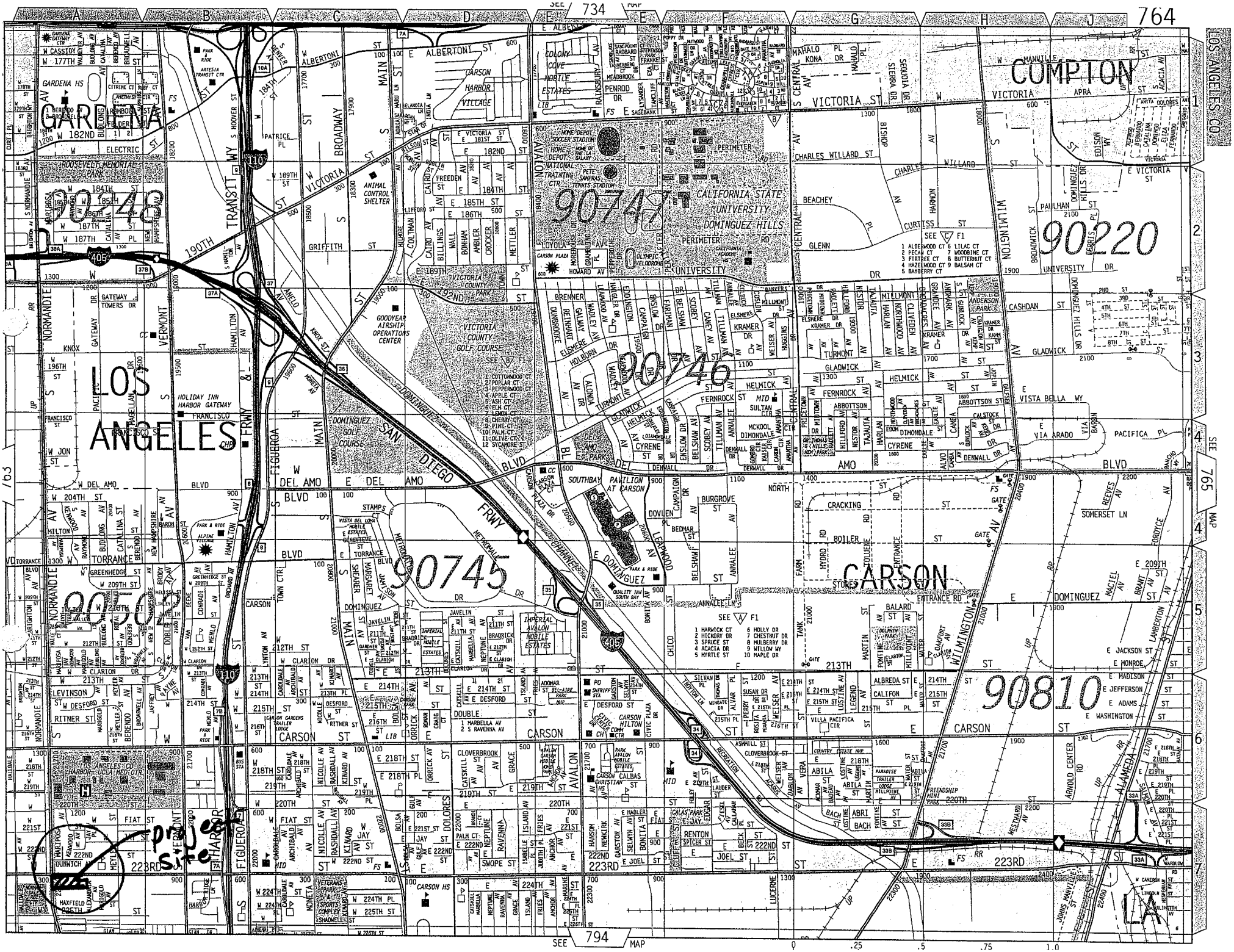
1. Residential Density of Surrounding Areas: The surrounding density is summarized in Table 1 - the average for residential use, including all the single-family residential areas is 23.0 du/ac. Additionally, over time the mobile home park (No. 66) will likely be developed for a similar multi-family dwelling use at or above the proposed project density of 18.5 du/ac.
2. Precedent Established By Adjacent Tract: The proposed density of 18.5 du/ac is significantly less than the density of Tract No. 42773 (No. 34) directly north of the subject site in the County across 223rd Street. Tract No. 42773 was entitled in 1986 and its density of 48.4 du/ac established a precedent that supports the proposed project density of 18.5 du/ac.
3. Project Density (proposed) is Less than R-3 By-Right Density: The density of the proposed project is 18.5 du/ac, which is, less than the maximum density of 30 du/ac permitted in the R3 zone.

**Table 1 - Residential Density Within 500 ft Radius**

| Address | APN | Use | Lot Area (Sq. Ft.)* | Lot Area (ac)* | No. of Units | DU/ ac* |
|---|---|---|---|---|---|---|
| All SFRs (within 500 ft) | Various | SFR | 632,595 sq. ft. | 14.5 ac. | 99 | 6.8 |
| 1229 W. 23rd St. (Existing Tract - Condos) | 7344-014-043 | R3-DP | 26,810 sq. ft. | 0.62 ac. | 30 | 48.4 |
| 22332 Normandie Ave. (Existing Mobile Home Park) | 7344-014-030 | M-1 | 107,745 sq. ft. | 2.5 ac. | 34 | 13.8 |
| | | | | | Average density for residential use | 23.0 |

**Table 2 - Three Areas Most Similar to Proposed Project**

| | No. | Address | APN | Lot Area (ac)* | No. of Units | DU/ ac* |
|---|---|---|---|---|---|---|
| Proposed Density | 40-45, 64 | 21000 Normandie Ave. (Subject Site) | 7344-014-001 to –006 7344-014-028 | 3.13 ac. | 58 | 18.5 |
| Below Proposed Density | 66 | 22332 Normandie Ave. (Existing Mobile Home Park) | 7344-014-030 | 2.5 ac. | 34 | 13.8 |
| Above Proposed Density | 34 | 1229 W. 23rd St. (Existing Tract - Condos) | 7344-014-043 | 0.62 ac. | 30 | 48.4 |
| Approximately Equal to Proposed Density | 93 | 1243 W 225th St. (Existing Kennel) | 7344-014-023 | .22 | 4 | 18.2 |



SEE 734 MAP
764
LOS ANGELES CO.
COMPTON
GARDENA
LOS ANGELES
CARSON
90748
90747
90220
90746
90745
90502
90810
CALIFORNIA STATE UNIVERSITY DOMINGUEZ HILLS
VICTORIA COUNTY GOLF COURSE
DOMINGUEZ GOLF COURSE
SOUTHBAY PAVILION AT CARSON
SAN DIEGO FRWY
DOMINGUEZ CHANNEL
Project Site
SEE 794 MAP
SEE 765 MAP
0 .25 .5 .75 1.0

LIQUOR

NOTICE
OF
HEARING
Case Number
TR063296-(2)
VTTM NO. 063296-(2)
GPA NO. 2005-00009(2)
ZC NO. 2005-00014-(2)
CUP NO. 2005-00152-(2)
November 7, 2007 at 9:00 a.m.
Room 150
320 West Temple St.
L.A. 90012
FOR INFORMATION
CALL (213) 974-6433

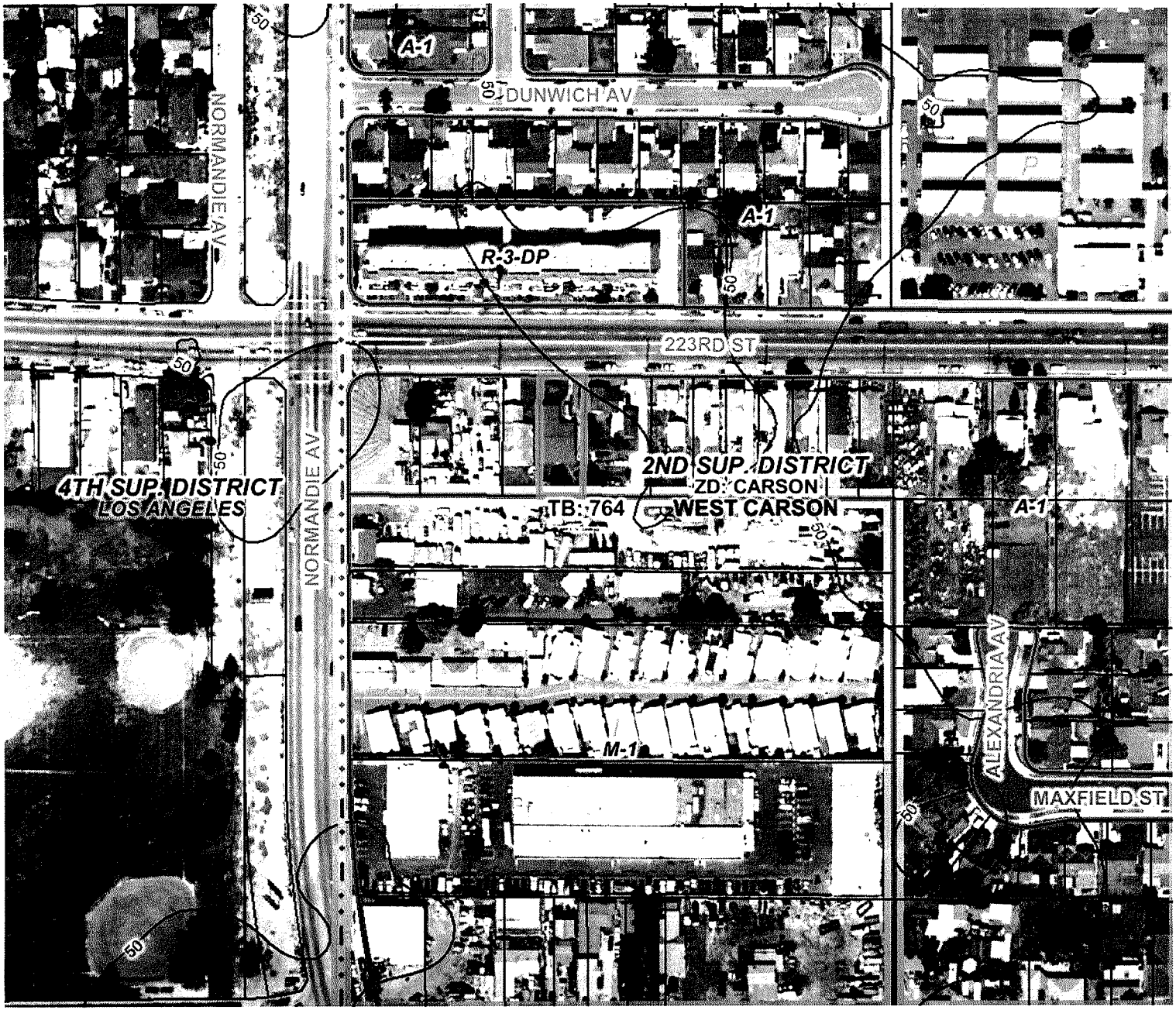
320
NOTICE
OF
HEARING
Case Number
November 7, 2007 at 9:00 a.m.
Room 150
320 West Temple St.
L.A. 90012
FOR INFORMATION
CALL (213) 974-6433

SPEED
LIMIT
35
35

gisNET department of regional planning

# TR063296

Printed On: Jun 13, 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)

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

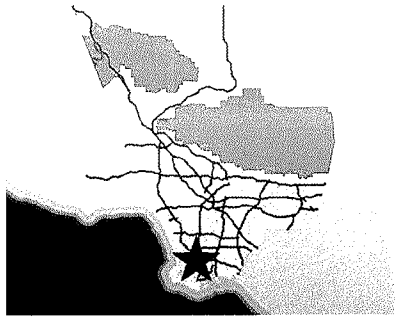
- Zoning (Boundary)

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 D-2
- 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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0 115 230 ft.

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## GENERAL PLAN AMENDMENT
## BURDEN OF PROOF

**Answers to the following must be made complete and full (use additional sheets as necessary):**

**(1) A need for the proposed Plan Amendment exists because:**

The existing Category 1 and Industrial ("I") classifications promote limited residential uses – single family or multifamily up to six units/ac. The Commission has approved higher density under these Categories in the past along the Normandie corridor, but the amendment to Category 3 is needed for three principal reasons: (i) to implement County General Plan housing goals to accommodate higher density multi-family residential in urbanizing areas, (ii) to provide a consistent Category across the entire property, and (iii) to provide flexibility to design and develop the 2.50 ac. (net) / 3.13 ac. (gross) irregularly shaped, double frontage parcel with market-rate family housing

Prior to the current housing boom, there was little potential to expand the existing single family neighborhood because of a lack of demand for infill housing in this area of the 2nd District. The amendment is necessary to meet local and regional goals to promote ~~affordable~~ market rate housing no longer considered compatible under the existing General Plan Categories of 1 and I.

Furthermore, to fulfill the County General Plan housing goals to accommodate higher density multi-family residential units, it is necessary to propose a 44-foot building height to maintain sufficient landscaped/open space areas. The proposed 44-foot building height exceeds the maximum 35-feet permitted by-right in the R-3 Zone.

The amendment will establish that a relatively higher-density, local-serving market-rate condominium and townhome housing project is appropriate despite the dilemma that a Local Community Plan was never adopted; the development of this site depends on a developer successfully identifying a use and design acceptable to the community, Planning Staff, the Commission, and the Board.

**(2) The particular amendment proposed is appropriate and proper because:**

The amendment will increase the supply and diversity of housing, and promote infill housing development and efficient use of land through a more concentrated pattern of urban development.

Construction of market-rate multi-family for-sale housing will strengthen the Community in several ways: (i) enable local residents who no longer require a single family residence to stay in the area, (ii) enable older residents who have significant equity in their single family homes to transition to less-expensive market-rate housing without leaving the community, and (iii) provide quality family-sized condominium/townhome housing as a less-expensive alternative to high-priced single family homes both in other areas in the County and in the adjacent cities of Los Angeles and Torrance.

**(3) Modified conditions warrant a revision to the County of Los Angeles Plan because:**

Planning goals listed in the General Plan promote concentration of well designed higher density housing in and adjacent to regional centers to provide convenient access to jobs and services without sacrificing livability or environmental quality. The site is located within an urbanized unincorporated area Normandie. Ave. – a major urban commercial corridor. (Source: County Land Use Element, Policy No. 1, pg. III – 11). The amendment will reduce the reliance on the private automobile in order to minimize related social, economic and environmental costs by locating housing near an urban commercial corridor – Normandie Ave., and adjacent mass transit lines, (Source: County Land Use Element, Policy No. 24, p. III-14).

**(4) Approval of the proposed Plan Amendment will be in the interest of public health, safety and general welfare and in conformity with good planning practices because:**

For sale housing with adequate walls and landscape buffer will reduce potential for vagrancy; the family-oriented homes will create a secure and active environment that has been lacking on this site for decades.

There are no growth-inducing impacts associated with the proposed land use and the effect of a development of this site on the community will be positive.

Infill development for housing on a relatively small site challenged by physical constraints of shape is promoted by the Countywide General Plan.

Good planning implies balancing design flexibility and job-producing development with mitigation of environmental and land use impacts. The proposed amendment increases the supply of housing in an urbanized area without causing significant environmental impacts.

**APPLICANT'S AFFIDAVIT**

I (We) being duly sworn, depose and say that the foregoing answers and statements herein contained and the information submitted are in all respects true and correct to the best of my (our) knowledge and belief.

Executed this _____ day of _____. Signed _____

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Commission, the following facts. Answers must be made complete and full:

**A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:**

The existing A-1 and M-1 zones allow very limited density of residential uses, which are no longer feasible at today's land prices. The zone change to R-3 DP is needed for three principal reasons: (i) to implement County General Plan housing goals to accommodate higher density multi-family residential in urbanizing areas, (ii) to foster infill housing, and (iii) to provide flexibility to design and develop the 2.50 ac. (net) / 3.13 ac. (gross) irregularly shaped, double frontage parcel with market-rate family housing

Prior to the current housing boom, there was little potential to expand the existing single-family neighborhood because of a lack of demand for infill housing in this area of the 2nd District. The zone change is necessary to meet local and regional goals for additional housing and increase supply of quality, market-rate housing that is not possible in the A-1 and M-1 zones. Furthermore, to fulfill the County General Plan housing goals to accommodate higher density multi-family residential units, it is necessary to propose a 44-foot building height to maintain sufficient landscaped/open space areas. The proposed 44-foot building height exceeds the maximum 35-feet permitted by-right in the R-3 Zone.

Construction of multi-family for-sale housing will strengthen the community in several ways: (i) enable local residents who no longer require a single family residence to stay in the area, (ii) enable older residents who have significant equity in their single family homes to transition to less-expensive market rate housing without leaving the Community, and (iii) provide quality family-sized condominium and townhome housing as a less-expensive alternative to high-priced single family homes in most areas of the County.

**B. A need for the proposed zone classification exists within such area or district because:**

There is a significant lack of property already zoned R-3 to facilitate timely development of infill for-sale housing.

The Countywide General Plan recognizes the limited supply of prime land available for multi-family housing and amending the zoning is needed to: (i) accommodate the increased demand for housing in a urbanizing area, (ii) to balance the area's economic needs for housing near job sources, and promote land uses contributing to economic diversity, and iii) provide design flexibility to co-locate multi-family residential in close proximity to single family residential.

**C. The particular property under consideration is a proper location for said zone classification within such area of district because:**

The site has access to all necessary services and facilities and is of sufficient size and shape to accommodate residential development at R-3 density.

The proposed R-3 DP zoning classification is consistent with the Countywide General Plan Category 3 and the proposed project can be conditioned to be compatible with surrounding land uses and General Plan policies using the DP portion of the zone change.

Compatibility with surrounding land uses – White Middle School to the west, local-serving commercial to the south and north, single-family residential to the east and west, and similarly dense multi-family housing to the north will be further ensured through the conditions of approval of the DP zoning that has been requested.

**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 because:**

For- sale housing with adequate walls and landscape buffer will reduce potential for vagrancy; the family-oriented homes will create a secure and active environment that has been lacking on this site for decades.

There are no growth-inducing impacts associated with the proposed land use and the effect of a development of this site on the community will be positive.

Infill development for housing on a relatively small site challenged by physical constraints of shape is promoted by the Countywide General Plan.

**CONDITIONAL USE PERMIT CASE-BURDEN OF PROOF SEC 22.56.040**

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or the Commission, the following facts:

A. That the requested use at the location proposed 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 or 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.

- The proposed residential project as for-sale townhomes is essentially similar to and compatible with existing residential development along the Normandie Ave. corridor and the southern area of the 2nd District. Decorative landscaping and common open space of 0.80 acres – 32% of the site is provided and will be maintained by a homeowners association. There are ample living and sleeping quarters with two-car garages for 53 of the units and one garage space and one covered carport in close proximity for five units.
- The project provides ample open space, parking and centralized vehicle ingress/egress limited to 223rd St. is provided. High quality townhome units built with similar construction materials used in adjacent residential neighborhoods are proposed for the residential project.
- Compliance with all County and State health and safety codes, UBC and good development practices will result in developing a successful, safe and enjoyable living environment within the proposed residential project and the adjoining neighborhoods.

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.

- The project civil engineer has designed a drainage/grading concept that minimizes wall and fence heights. This insures that the height of perimeter walls and fences adjacent to offsite land uses is the same or less than existing conditions. The Applicant will work with individual offsite residential owners/occupants to coordinate the use of color, material and landscaping of the perimeter walls and fences.
- All but five of the 58 townhomes have two covered spaces in an attached garage – five units have one space each in an attached garage and one space each in a covered carport in relative close proximity. Guest parking is conveniently located in two locations on the site – 15 spaces distributed into two areas near the project main entrance and the south side of the internal driveway. There are no parking structures.
- The Applicant is not requesting modification of any development setbacks and is (i) complying with Fire and Public Works Department requirements consisting of 28 ft. curb to curb; with limited areas of 26 ft. curb to curb wide streets, (ii) not in need of any setback exceptions despite the irregularly- shaped 2.50- ac. site, which is elongated in an east west direction and (iii) using the subdivisions' landscaping, massing and design to insure the compatibility with the surrounding residential development while staying below the maximum number of allowable market-rate family-sized housing units in this infill project (69 units by Category 3 General Plan).
- Furthermore, to fulfill the County General Plan housing goals to accommodate higher density multi-family residential units, it is necessary to propose a 44-foot building height to maintain sufficient landscaped/open space areas. The proposed 44-foot building height exceeds the maximum 35-feet permitted by-right in the R-3 Zone.
- The Applicant believes that all development standards prescribed in this Title 22 – Planning and Zoning requirements are met, creating a residential community with the feeling of single-family homes.

C. That the proposed use 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 will comply with final mitigation required by County Traffic and Lighting based on the review of the traffic analysis prepared by Linscott, Law & Greenspan Engineers with traffic counts taken in July 2005. Normandie Ave. *and* 223rd St. are fully dedicated and will be improved to adequately serve the project and surrounding community.
- Will-serve letters – copies of which are enclosed in this application are provided for all six areas – water, gas, sewer, electric, cable, and telephone. Fire and Sheriff stations serving the area did not identify unmitigated or inadequate service impacts generated by the proposed residential project.

| RPC MEETING DATE |
| --- |
| **September 17, 2008** |
| AGENDA ITEM NO. |
| **6 a, b, c, d** |

# REGIONAL PLANNING COMMISSION
# TRANSMITTAL CHECKLIST

PROJECT NO: **TR063296-(2)**

CASE NO. **Vesting Tentative Tract Map No. 063296**
**General Plan Amendment No. 2005-00009-(2)**
**Zone Change No. 2005-00014-(2)**
**Conditional Use Permit Case No. 2005-00152-(2)**

CONTACT PERSON: **Mr. Jodie Sackett** JS

☒ STAFF MEMO

☒ RESOLUTIONS

☒ FINDINGS

☒ CONDITIONS

☒ ENVIRONMENTAL

☒ PLAN AMENDMENT/ZONE CHANGE EXHIBITS

Reviewed By: Alejandrina C. Baldwin