

01-12-95 THURSDAY, JANUARY 12, 1995

STATEMENT OF PROCEEDINGS

FOR THE MEETING OF THE BOARD OF SUPERVISORS

OF THE COUNTY OF LOS ANGELES

HELD IN ROOM 381B OF THE KENNETH HAHN HALL OF ADMINISTRATION

500 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

9:30 A.M.

Present: Supervisors Yvonne Brathwaite Burke, Zev Yaroslavsky,
Deane Dana, Michael D. Antonovich and Gloria Molina, Chair

Absent: None

01-12-95.1 HEARINGS

4-VOTE

01-12-95.1.1 3 1.

Combined hearing on the finding of public convenience and necessity and resolution of intention and report for County Improvement No. 2657-M, construction of sanitary sewers and appurtenances in San Bernardino Rd.

between Morada Ave. and Vincent Ave., vicinity of Covina (5). CONTINUED TO MARCH 2, 1995 AT 9:30 A.M.

Absent: Supervisor Burke

Vote: Unanimously carried

01-12-95.2 HEARINGS (Continued)

01-12-95.2.1 8 2.

Hearing on exchange of property rights between the County of Los Angeles and the University of Southern California (USC), to accommodate the permanent access and parking requirements of two programs at LAC+USC Medical Center (1). CLOSED HEARING; APPROVED THE EXCHANGE OF PROPERTIES BETWEEN THE COUNTY OF LOS ANGELES AND THE UNIVERSITY OF SOUTHERN CALIFORNIA; INSTRUCTED THE CHAIR TO EXECUTE THE QUITCLAIM DEED CONVEYING THE COUNTY'S RIGHT, TITLE AND INTEREST IN LOTS 122 TO 126 INCLUSIVE, TO THE UNIVERSITY OF SOUTHERN CALIFORNIA, A CORPORATION; AUTHORIZED THE DIRECTOR OF INTERNAL SERVICES TO ACCEPT THE ORIGINAL EXECUTED GRANT DEED CONVEYING THE UNIVERSITY'S PROPERTY RIGHTS, TITLE AND INTEREST IN PARCELS 132C, 132D.1, 132D.2 AND 132U.1 TO THE COUNTY OF LOS ANGELES; AND INSTRUCTED THE DIRECTOR OF INTERNAL SERVICES TO RECORD THE GRANT DEED AND THE QUITCLAIM DEED CONCURRENTLY

Absent: None

Vote: Unanimously carried

01-12-95.2.2 9 3.

Hearing on approval of proposed 99-year Ground Lease and Development Agreement with Fremont Development Company dba Fremont Rancho Ltd. II, for the development of Phase 3 of the Rancho Business Center project, Downey (4); also, approval of amendments to Ground Lease and Development Agreements for Phases 1 and 2 extending the terms of each by 33 years.
CONTINUED TO FEBRUARY 2, 1995 AT 9:30 A.M.

Absent: None

Vote: Unanimously carried

01-12-95.3 HEARINGS (Continued)

3-VOTE

01-12-95.3.1 10 4.

Hearing on annexation of territory to County Lighting Maintenance District 1687, County Lighting District LLA-1 and formation of Improvement Zone 473, Petition No. 107-103, San Marino area (5). CLOSED HEARING; ADOPTED RESOLUTION ORDERING ANNEXATION OF TERRITORY AND FORMATION OF IMPROVEMENT ZONE 473; AND APPROVED FINANCING FROM COUNTY LIGHTING MAINTENANCE DISTRICT 1687, IN AN ESTIMATED AMOUNT OF \$1,000.00 TO IMPROVEMENT ZONE 473

Absent: None

Vote: Unanimously carried

01-12-95.3.2 11 5.

Hearing on the levy of assessments for Chapter 27, Project 6585, for improvements constructed on Pine St., between Graves Ave. and La Merced Rd., vicinity of South San Gabriel (1). CLOSED HEARING; ADOPTED RESOLUTION CONFIRMING THE REPORT OF WORK AND ASSESSMENTS

Absent: None

Vote: Unanimously carried

01-12-95.3.3 12 6.

Purchase of Parcel Nos. 1-9, 1-10, 1-11, 1-12, 1-17, 1-21 and 1-23, from various parties, for the LAC+USC Medical Center Replacement Project (1), in total amount of \$1,228,000. CLOSED HEARING; CONSUMMATED THE PURCHASE OF PARCEL NOS. 1-9, 1-10, 1-11, 1-12, 1-17, 1-21 AND 1-23; INSTRUCTED THE CHAIR TO SIGN THE SEVEN (7) PURCHASE AGREEMENT NOS. 67971, 67972, 67973, 67974, 67975, 67976, AND 67977, AND SUBSEQUENT ESCROW INSTRUCTIONS EFFECTUATING THE TRANSACTIONS UPON PRESENTATION BY THE DIRECTOR OF INTERNAL SERVICES; AUTHORIZED THE AUDITOR-CONTROLLER TO ISSUE WARRANTS TO COVER THE PURCHASE PRICE AND RELATED COSTS OF SAID PARCELS TO THE ESCROW COMPANY DESIGNATED BY THE DIRECTOR OF INTERNAL SERVICES; AND INSTRUCTED THE DIRECTOR OF INTERNAL SERVICES TO ACCEPT THE DEEDS CONVEYING TITLE TO LOS ANGELES COUNTY UPON THE CLOSING OF ESCROW FOR THE SEVEN PARCELS

Absent: None

Vote: Unanimously carried

01-12-95.4 HEARINGS (Continued)

01-12-95.4.1 13 7.

Hearing to vacate an alley south of Whittier Blvd., from Pioneer Blvd. to the 605 Fwy., vicinity of Whittier Downs Zoned District (1). CLOSED HEARING; ADOPTED RESOLUTION OF VACATION ORDERING THE VACATION, WITH RESERVATIONS, AND INSTRUCTING THE DIRECTOR OF INTERNAL SERVICES TO RECORD SAID RESOLUTION

Absent: None

Vote: Unanimously carried

01-12-95.4.2 14 8.

Hearing to vacate an alley west of Vermont Ave., between 95th and 96th Streets, vicinity of Morningside Park (2). CLOSED HEARING; ADOPTED RESOLUTION OF VACATION ORDERING THE CONDITIONAL VACATION, WITH RESERVATIONS, AND INSTRUCTING THE DIRECTOR OF INTERNAL SERVICES TO RECORD

SAID RESOLUTION AFTER THE CONDITION HAS BEEN MET

Absent: None

Vote: Unanimously carried

01-12-95.5 HEARINGS (Continued)

01-12-95.5.1 15 9.

Hearing on establishment of a zone and special charge for the purpose of upgrading existing water system in the La Costa-Sumacridge area of Waterworks District No. 29, Malibu (3); also, determination of exemption from the provisions of the California Environmental Quality Act. CLOSED HEARING; MADE A FINDING THAT ESTABLISHING THE ZONE AND FIXING THE SPECIAL CHARGE ARE CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 21080(b)(8) OF THE PUBLIC RESOURCES CODE; MADE A FINDING THAT THE PROPOSED IMPROVEMENTS WILL NOT BE OF DISTRICT-WIDE BENEFIT AND THAT THE PROPOSED ZONE DOES NOT EXCLUDE ANY TERRITORY WHICH WILL BE BENEFITTED BY THE IMPROVEMENT AND THE THAT THE PROPOSED ZONE DOES NOT INCLUDE ANY TERRITORY WHICH WILL NOT BE BENEFITTED BY THE IMPROVEMENT; MADE A FINDING THAT THE PETITION FOR THE IMPROVEMENTS FOR THE ZONE IS SIGNED BY AT LEAST 60 PERCENT OF THE TAXPAYERS RESIDING WITHIN THE ZONE AND THAT AN ELECTION IS NOT NECESSARY; ADOPTED RESOLUTION ESTABLISHING THE ZONE; AND ADOPTED ORDINANCE NO. 95-0005, AMENDING THE RULES AND REGULATIONS OF THE LOS ANGELES COUNTY WATERWORKS DISTRICTS, THEREBY FIXING THE SPECIAL CHARGE EFFECTIVE FEBRUARY 10, 1995

Absent: None

Vote: Unanimously carried

01-12-95.6 HEARINGS (Continued)

01-12-95.6.1 16 10.

Hearing on approval of Energy Savings Project Agreement with Southern California Gas Company and a Municipal Lease with G.E. Capital Public Finance, Inc. to upgrade the central plant, kitchen, and general lighting in the San Fernando Valley Juvenile Hall with energy efficient equipment (3); project costs estimated to be \$2.2 million will be paid through a municipal lease utilizing Probation Department anticipated energy savings over a ten-year period. CLOSED HEARING; DETERMINED THAT THE ENERGY SAVINGS PROJECT AGREEMENT WITH SOUTHERN CALIFORNIA GAS COMPANY AND THE MUNICIPAL LEASE AND OPTION TO PURCHASE AGREEMENT WITH G.E. CAPITAL PUBLIC FINANCE, INC., ARE IN THE BEST INTEREST OF THE COUNTY OF LOS ANGELES; MADE A FINDING THAT THE FUNDS FOR THE REPAYMENT OF THE FINANCED COST OF MANAGING, DESIGNING AND IMPLEMENTING THE ENERGY CONSERVATION ENHANCEMENTS ON THE SAN FERNANDO VALLEY JUVENILE HALL ARE PROJECTED TO BE AVAILABLE FROM FUNDING WHICH OTHERWISE WOULD HAVE BEEN USED FOR THE PURCHASE OF ENERGY IN THE ABSENCE OF SUCH CONSERVATION MEASURES; APPROVED AND INSTRUCTED THE DIRECTOR OF INTERNAL SERVICES OR HIS DESIGNATED REPRESENTATIVE TO EXECUTE AN AGREEMENT SIMILAR IN FORM TO THE ENERGY SAVINGS PROJECT AGREEMENT FOR ENERGY SAVINGS EQUIPMENT WITH SOUTHERN CALIFORNIA GAS COMPANY FOR AN INITIAL VALUE NOT TO EXCEED \$2.2 MILLION; AND APPROVED AND INSTRUCTED THE DIRECTOR OF INTERNAL SERVICES OR HIS DESIGNATED REPRESENTATIVE TO EXECUTE A FINANCING AGREEMENT SIMILAR IN FORM TO THE MUNICIPAL LEASE WITH OPTION TO PURCHASE AGREEMENT TO FINANCE THE ACQUISITION, DELIVERY, AND INSTALLATION OF A MAXIMUM \$2.2 MILLION IN ENERGY SAVINGS EQUIPMENT. THE TOTAL COST OF THE PROJECT PLUS REPAYMENT OF THE LEASE OBLIGATION WILL BE \$3.1 MILLION

Absent: None

Vote: Unanimously carried

01-12-95.7 HEARINGS (Continued)

01-12-95.7.1 17 11.

Hearing on proposed amendment to the County Highway Plan, a component of the County General Plan, and Negative Declaration relating to proposal to delete a portion of Mines Ave., between Norwalk Blvd. and the San Gabriel River, from classification as a Major Highway, Sub-Plan Amendment 94-010-(1) and Compound Plan Amendment 94-001-(1). CLOSED HEARING; ADOPTED RESOLUTION APPROVING SUB-PLAN AMENDMENT CASE NO. 94-010-(1) AND COMPOUND PLAN AMENDMENT CASE NO. 94-001-(1)

Absent: None

Vote: Unanimously carried

01-12-95.7.2 18 12.

Hearing on Zone Change Case No. 93-204-(2), and Negative Declaration for change of zone from R-3 to C-2-DP, to allow the operation of a barber shop and beauty salon on property located at 4744 and 4750 Lennox Blvd., Lennox Zoned District, petitioned by Pedro Castaneda and Richard L. Sullivan. CLOSED HEARING; APPROVED THE PROPOSED CHANGE OF ZONE; AND APPROVED THE NEGATIVE DECLARATION AND CERTIFIED ITS COMPLETION, FINDING THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; MADE A

FINDING THAT THE PROPOSED CHANGE OF ZONE IS CONSISTENT WITH THE GENERAL PLAN; ALSO ADOPTED ORDINANCE NO. 95-0006Z WHICH WILL BECOME EFFECTIVE FEBRUARY 12, 1995

Absent: None

Vote: Unanimously carried

01-12-95.8 HEARINGS (Continued)

01-12-95.8.1 19 13.

Hearing on Zone Change Case No. 91-145-(5), and Negative Declaration for change of zone from A-2-5 to R-1-5,000, to develop 65 single-family residential lots located approximately 550 ft. southerly of Park Forest Rd. and approximately 3,300 ft. westerly of the Old Road, Castaic Canyon Zoned District, petitioned by Paul Ebensteiner. CLOSED HEARING; APPROVED THE PROPOSED CHANGE OF ZONE; AND APPROVED THE NEGATIVE DECLARATION AND CERTIFIED ITS COMPLETION, FINDING THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; MADE A FINDING THAT THE PROPOSED CHANGE OF ZONE IS CONSISTENT WITH THE GENERAL PLAN; ALSO INSTRUCTED COUNTY COUNSEL TO PREPARE THE NECESSARY ORDINANCE AMENDMENT

Absent: None

Vote: Unanimously carried

01-12-95.8.2 4 14.

Hearing on Tentative Parcel Map Case No. 23732-(3), and Negative Declaration to create four single-family lots on 25 acres of property located south of Lobo Canyon Rd., on the north side of Kanan Rd., The Malibu Zoned District, applied for by Bob Eastman. (Appeal from Regional Planning Commission's approval) CONTINUED TO FEBRUARY 2, 1995 AT 9:30 A.M.

Absent: Supervisor Burke

Vote: Unanimously carried

01-12-95.8.3 5 15.

Hearing on Tentative Tract Map Case No. 46654-(5), and Negative Declaration relating to proposal to create 23 single-family lots located at the northwest corner of the intersection of Acklins Ave. and Aliso St., Soledad Zoned District, applied for by Alden Chase Enterprise, Inc. (Appeal from Regional Planning Commission's denial) (On September 1, 1994, the Board indicated its intent to deny the proposal for 23 lots, but indicated an intent to approve a 17 lot proposal instead) CONTINUED TO FEBRUARY 2, 1995 AT 9:30 A.M.

Absent: Supervisor Burke

Vote: Unanimously carried

01-12-95.9 HEARINGS (Continued)

01-12-95.9.1 6 16.

De novo hearing on Conditional Use Permit Case No. 93-135-(5), and determination of Categorical Exemption to continue the manufacture, fabrication, assembly, packaging and storage of pyrotechnic devices in an M-2-DP zone for property located at 17500 E. Palmdale Blvd., Antelope Valley East Zoned District, applied for by Theodore Schnaidt. (Appeal from Regional Planning Commission's condition of approval) CLOSED HEARING AND REFERRED MATTER BACK TO THE REGIONAL PLANNING COMMISSION FOR A NEW HEARING TO INCLUDE CONSIDERATION OF THE APPLICANT'S REQUEST TO EXPAND THE FACILITY AT SOME POINT IN THE FUTURE

Absent: None

Vote: Unanimously carried

01-12-95.9.2 20 17.

De novo hearing on Conditional Use Permit Case No. 93-142-(5) and Parking Permit Case No. 93-142-(5), and Negative Declaration relating to proposal to allow the establishment and operation of a baseball/ softball batting practice facility; and a parking permit to allow off-site parking on property located at 3030 Foothill Blvd., La Crescenta Zoned District, applied for by Julio Martinez. (Appeal from Regional Planning Commission's approval) CONTINUED TO FEBRUARY 2, 1995 AT 9:30 A.M.; AND INSTRUCTED COUNTY COUNSEL TO REPORT BACK TO THE BOARD ON LEGAL ISSUES RAISED AT THE PUBLIC HEARING

Absent: None

Vote: Unanimously carried

01-12-95.10 HEARINGS (Continued)

01-12-95.10.1 7 18.

Combined hearing on the following zoning matters and on certification of Environmental Impact Report to insure compliance with Hillside Management and Significant Ecological Area design review criteria and to allow removal of 42 oak trees in connection with a revised proposal to create 52 single-family lots and one open space lot on a 338-acre site located northerly of the Simi Valley Fwy. and westerly of Iverson Rd., at the northerly terminus of Taima St. and the westerly terminus of Zaltana St., Chatsworth Zoned District, applied for by Indian Wells Estates, Inc.:
CONTINUED TO APRIL 6, 1995 AT 9:30 A.M.

Conditional Use Permit Case No. 86-070-(5)

Oak Tree Permit Case No. 86-070-(5)

Tentative Tract Map Case No. 44327-(5)
(On remand of the project by the Board of Supervisors to the Regional Planning Commission the applicant now proposes 52 instead of 59 single-family lots and one open space lot)

Absent: None

Vote: Unanimously carried

01-12-95.11 MISCELLANEOUS

01-12-95.11.1 19.

Items not on the posted agenda, to be presented and (if requested) referred to staff or placed on the agenda for action at a future meeting of the Board, or matters requiring immediate action because of an emergency situation or where the need to take immediate action came to the attention of the Board subsequent to the posting of the agenda.

01-12-95.11.2 2

-- The Board made a finding pursuant to Government Code Section 54954.2(b)(2), that there is a need to take immediate action and that the need for the action came to the attention of the Board subsequent to the agenda being posted; and on motion of Supervisor Dana, the Board made a finding that the following are necessary in order to protect life and property from impending flood damage: immediate cleanout of large quantities of sediment deposited in several of the flood control debris basins; the clearing of mud, debris and rock from roads and water courses in the Santa Monica Mountains to provide access for emergency vehicles and area residents; the pumping out of storm runoff collected in flood control retention basins in the Antelope Valley to provide capacity for future storms; and the repair of the damaged levees along the Dominguez Channel near its intersection with

the East Basin of Los Angeles Harbor; also authorized the Director of Public Works to negotiate contracts for such work to be done without advertising for bids.

Absent: Supervisor Burke

Vote: Unanimously carried

Meeting adjourned (Following Board Order No. 20).
Next meeting of the Board: Tuesday afternoon, January 17, 1995
at 1:00 p.m.

The foregoing is a fair statement of the proceedings of the meeting held January 12, 1995, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

JOANNE STURGES
Executive Officer-Clerk
of the Board of Supervisors

By _____
CARMEN CALHOUN
Head Board Specialist

Thursday Board Services

Divison
