



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer-  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

County Counsel  
Director of Planning

At its meeting held March 23, 2004, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

Combined hearing on the following zoning matters and Negative Declaration relating to property located at the 1500 - 1600 block of East Gage Avenue, Compton-Florence Zoned District, petitioned by Merona Enterprises, Inc., as further described in the attached letter dated November 19, 2003 from the Director of Planning:

Zone Change Case No. 02-202-(1), from M-1 to R-3-DP

Conditional Use Permit Case No. 02-202-(1), to authorize residential development with affordable housing concessions and to ensure compliance with the proposed development program zone requirements

Vesting Tentative Tract Map Case No. 53967-(1), to create 32 single-family lots on 1.41 acres

Ellen Fitzgerald, representing the Department of Regional Planning was duly sworn and testified. Opportunity was given for interested persons to address the Board. Susy Robles and Joseph Titus addressed the Board.

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After discussion, on motion of Supervisor Molina, seconded by Supervisor Burke, unanimously carried, the Board closed the hearing and took the following actions:

1. Considered and adopted the attached Negative Declaration (ND) together with any comments received during the public review process; certified its completion, and made a finding that there is no substantial evidence that the project will have a significant effect on the environment; find that the project is de minimus in its effect on fish and wildlife services; and that the Negative Declaration reflects the independent judgment and analysis of the County;
2. Made a finding that the proposed change of zone is consistent with the Los Angeles County General Plan; and that the public convenience, the general welfare and good zoning practice justify the recommended change of zone;
3. Indicated its intent to approve Zone Change and Conditional Use Permit Case Nos. 02-202-(1) and Tentative Tract Map No. 53967-(1); and
4. Instructed County Counsel to prepare the necessary ordinance, findings and conditions for final approval.

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#### Attachments

#### Copies distributed:

Each Supervisor  
Director of Internal Services  
Director of Public Works  
Merona Enterprises, Inc.  
Susy Robles  
Joseph Titus