



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

October 23, 2018

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

66 October 30, 2018

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


CELIA ZAVALA
EXECUTIVE OFFICER

Dear Supervisors:

**PROJECT NO. TR063296-(2)
GENERAL PLAN AMENDMENT NO. 200500009
ZONE CHANGE NO. 200500014
CONDITIONAL USE PERMIT NO. 200500152
VESTING TENTATIVE TRACT MAP NO. 063296
ENVIRONMENTAL ASSESSMENT NO. 200500152
APPLICANT: MAUPIN DEVELOPMENT INC.
CARSON ZONED DISTRICT
(SECOND SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

The applicant, Maupin Development Inc., is requesting to create one multi-family residence lot developed with 58 attached townhomes dispersed among seven buildings through Vesting Tentative Tract Map. No. 063296. The project site is presently Zoned M-1 (Light Manufacturing) and A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area) and the land use designation is H9 (Residential – Up to Nine Dwelling Units Per Acre) and IL (Light Industrial). Therefore, a General Plan Amendment is required to change the land use designation to H30 (Residential – Up to Thirty Dwelling Units Per Acre) and change the zoning to Zone R-3-23U-DP (Limited Multiple Residence - 23 Dwelling Units Per Net Acre - Development Program). A Conditional Use Permit (CUP) is required whenever a Zone Change is requested to facilitate the higher-density residential subdivision request on 3.13 acres.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Indicate its intent to adopt the Mitigation Negative Declaration (MND) associated with Environmental Assessment No. 200500152, finding that the project will not have a significant effect on the environment;
2. Instruct County Counsel to prepare the necessary resolution amending the General Plan (General Plan Amendment No. 200500009) as recommended by the Regional Planning Commission (RPC);
3. Instruct County Counsel to prepare the necessary ordinance to change zones within the Carson Zoned District, as recommended by RPC (Zone Change No. 200500014);
4. Instruct County Counsel to prepare the necessary findings to affirm RPC's approval of CUP No. 200500152 and Vesting Tentative Tract Map No. 063296.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The project supports General Plan policies for developing higher-density residential that is compatible with the existing surrounding uses and locates housing closer to existing services, facilities, infrastructure and employment. The 58-unit townhome development provides an alternate home ownership type to the traditional simple fee lot ownership structure making home ownership accessible to a wider income-level range. The project also includes five units, voluntarily set-aside by the applicant, for moderate-income households. The development would be located near an elementary school, a park facility, and major employment centers such as the Harbor Hospital and Ports of Long Beach and Los Angeles. The project site is located in a high quality transit area as public transit stops are located in front of the development and cater-cornered to the project.

The General Plan Amendment and Zone Change would change designations to those currently in use immediately north of the project site and the proposed townhome style is compatible with the existing townhomes across the street.

Implementation of Strategic Plan Goals

The recommendation meets the Strategic Plan Goal of Fostering Vibrant and Resilient Communities by providing residences at a higher-density in a high quality transit area, close to the Harbor Hospital and Ports of Los Angeles and Long Beach which are major employment centers in the South Bay Region. The project also includes five voluntary set aside units for moderate income households.

FISCAL IMPACT/FINANCING

The project promotes the goal of fiscal responsibility. It includes five units set aside for moderate income households and is 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. Implementation of the proposed General Plan Amendment, Zone Change, CUP, and Vesting Tentative Tract Map should not result in any new significant costs to the County or to the Department of Regional Planning, and no request for financing is being presented.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The RPC conducted a duly-noticed public hearing on June 13, 2018, and August 15, 2018, in the matter of Project No. TR063296-(2), consisting of CUP No. 200500152. The project permit was heard concurrently with Vesting Tentative Tract Map No. 063296, General Plan Amendment No. 200500009, and Zone Change No. 200500014. The requests before RPC were: to amend the Land Use Policy Map of the General Plan from H9 (Residential – Up To Nine Dwelling Units Per Acre) and IL (Light Industrial) to H30 (Up To Thirty Dwelling Units Per Acre); to change zoning from 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.

On May 30, 2018, a public hearing was opened and staff recommended a continuance to June 13, 2018, to allow completion of the public hearing notice period. On June 13, 2018, a duly-noticed public hearing was held and the RPC continued the public hearing to give the applicant time to consider incorporating affordable housing into the project and to give staff time to look into traffic safety concerns raised by residents. RPC voted 5-0 at its August 15, 2018, meeting to close the public hearing; indicate its intent to adopt the MND, approve the Vesting Tentative Tract Map and CUP, and recommend to the Board of Supervisors (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.

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 Vesting Tentative Tract Map and CUP approved by RPC are deemed to be called for review by the 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 California Environmental Quality Act (CEQA) requirements (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 CEQA, an MND was prepared for the project. The MND concludes that certain potentially significant impacts relating to 1) Noise, 2) Water Quality, 3) Traffic, 4) Fire/Sheriff Services, and 5) Environmental Safety would be reduced to less than significant with implementation of the proposed mitigation measures in the Mitigation Monitoring Program.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed project, consisting of a General Plan Amendment, Zone Change, CUP, Vesting Tentative Tract Map, and associated MND is not anticipated to have a negative impact on current services.

For further information, please contact Marie Pavlovic at (213) 974-6433 or mpavlovic@planning.lacounty.gov.

Respectfully submitted,



Amy J. Bodek, AICP
Director

AJB:SA:MP:lm

Attachments: Commission Staff Reports and Correspondence
Findings and Conditions
Mitigated Negative Declaration

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



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

August 20, 2018

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Doug Maupin
23505 Crenshaw Blvd, Ste. 208
Torrance, CA 90505

**Regarding: PROJECT NUMBER TR063296
GENERAL PLAN AMENDMENT NO. 200500009
ZONE CHANGE NO. 200500014
CONDITIONAL USE PERMIT NO. 200500152
VESTING TENTATIVE TRACT MAP NO. 063296
ASSESSOR PARCEL NUMBERS 7344-014-001, -002, -003, -004, -005, -028**

Dear Applicant:

The Regional Planning Commission, by its action of August 15, 2018, is recommending **APPROVAL** of the above described General Plan amendment, zone change, conditional use permit and vesting tentative tract map to the Los Angeles County Board of Supervisors. The attached documents contain the Regional Planning Commission's findings and conditions relating to the this action. Please carefully review each condition.

Please be advised that all permits associated with the legislative matters are automatically called up for review by the Board of Supervisors. Therefore, final action has not been taken on these matters and no appeal is available at this stage. The Executive Office of the Board of Supervisors will provide notice of a future public hearing on this matter.

For further information pertaining to these approvals and approval recommendation, please contact Marie Pavlovic in the Land Divisions Section at (213) 974-6433 or e-mail at mpavlovic@planning.lacounty.gov.

Sincerely,
Amy J. Bodek, AICP
Director

Steven Jones, Principal Regional Planner
Land Divisions Section

Enclosures: Findings and Conditions

Project No. TR063296
August 15, 2018
Page 2 of 2

c: BOS

SDJ:MP

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
RESOLUTION
PROJECT NO. R2015-03354-(4)
PLAN AMENDMENT NO. 201500007**

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 Los Angeles County Regional Planning Commission ("Commission") conducted public hearings regarding Plan Amendment No. 200500009 on May 30, 2018, June 13, 2018 and August 15, 2018.

WHEREAS, the Commission finds as follows:

1. The subject property is located at 1232, 1238, 1244, 1246, 1248 W. 223rd St.; 22318, 22320, 22322 Normandie Avenue; and the vacant lot at the corner of Normandie Avenue & W. 223rd St. in Torrance within the Carson Zoned District and the unincorporated community of West Carson.
2. The Project Site is 3.13 gross acres in size. The Project consists of 58 attached townhouse-style residential condominium units spread among seven buildings on one multi-family residence lot.
3. Plan Amendment Case No. 200500009 is a request to amend the County-wide General Plan ("General Plan") Land Use Policy Map Categories from "H9" (Residential: up to 9 dwelling units per acre) and IL (Light Industrial) to H30 (Residential: up to 30 dwelling units per acre).
4. Zone Change No. 200500014 is a related request to change the existing Zones A-1-5000 (Light – Agricultural – 5,000 square feet minimum lot size) and M-1 (Light-Manufacturing) to Zone R-3-23U-DP (23 Units per Acre - Limited Multiple Residence-Development Program).
5. Vesting Tentative Tract Map No. 063296 is a related request to create one multi-family residence lot consisting of 3.13 gross acres for the development of 58 attached townhouse-style residential condominium units spread among seven buildings.
6. Conditional Use Permit No. 200500152 is a related request for approval of the Development Program located in the proposed Development Program zone. The development program covers the entire Project Site and includes modifications to development standards: a) a maximum building height of 44 feet instead of the standard 35 feet for buildings one through four; b) a reduced front yard setback at the corner of Normandie Avenue and W. 223rd Street from 15' to 8' due a required 27-foot,

45 degree corner dedication, and c) a front yard wall/fence up to a maximum height of 6' instead of the standard 3.5 feet.

7. Surrounding Zoning within a 500-foot radius includes:

North: A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and R-3-DP
(Limited Multiple Residence – Development Program Zone)
South: M-1 (Light Manufacturing)
East: A-1
West: City of Los Angeles

8. Surrounding land uses within a 500-foot radius include:

North: Single and Multi-Family Residences, Elementary School
South: Mobilehome Park, Liquor Store, Apartments, Commercial and Industrial
Storage
East: Single-Family Residences, Church
West: Recreation Center and Single-Family Residences

9. The site plan for the Project Site depicts 58 attached townhouse-style condominium units spread among seven buildings on 3.13 gross acres. The project site is "A" shaped, with seven multi-family buildings dispersed throughout the site. The buildings will be 3 and 4 stories in height, and covered resident parking will be provided on the first floor of the buildings. A total of 15 uncovered guest parking spaces are located adjacent to the project private driveway system. A common open space/passive recreation area is proposed in the middle of the development, totaling approximately 7,828 square feet. The project is proposed to be enclosed by a 6-foot high perimeter block wall. The site, currently a total of one industrial and five residential lots, has an existing automobile sales lots, commercial storage areas, four single-family residences; all existing structures/uses to be demolished/removed.

10. The Project Site is accessible via gated entry along W. 223rd Street. A 26-foot wide private driveway and fire lane system is proposed. A large circular fire vehicle turnaround is located at the easterly end of the project site with a turn radius of 42 feet. A gated emergency vehicle only access is located along Normandie Avenue.

11. The Project site's H9 allows low intensity, single-family detached residential development at a density of zero to nine units per acre and the IL designation disallows residential development. The Project will construct 58 attached townhouse-style residential condominium units at a density of and 23 units per acre, which exceeds the nine dwelling units that would be allowed under the current H9 land use category. The requested land use category, H30, allows for single- and multi-family residential development at a maximum residential density of 30 dwelling units per acre. With approval of the requested Plan Amendment, the Project would be consistent with the intended uses and the maximum allowed residential density of the underlying land use category.

12. The proposed residential use is compatible with the existing neighborhood character which is a mix of single-family residences, condominium developments at the same or higher density as the proposed project, and industrial uses.
13. The proposal for residential development of an underutilized property that is located within an urbanized area is consistent with the County-wide General Plan's emphasis on supporting and promoting infill development.
14. The proposed Project is consistent with the General Plan's goals and policies related to community design and that consider the built environment of the surrounding area and location in the design and scale of new buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament. The Project site is located south of a townhome development that is similar in scale, density, and height. Further, the Project locates taller buildings toward the intersection and the height of buildings is reduced when located near existing single-family residences.
15. The project entails a Plan Amendment from the current "H9" and "IL" land use categories to "H30" – Residential (up to 30 dwelling units per acre) to allow the proposed 58 residential condominium units. The density of the proposed residential development is 18.5 dwelling units per acre. The proposed residential use is consistent with the existing neighborhood character which is a mix of single-family residences, condominium developments at the same density, and commercial uses and would be consistent with the proposed H30 land use category.
16. The proposed subdivision and the provisions for its design and improvements are consistent with the goals policies of the General Plan.
17. The Project encourages development of well-designed townhouses within existing communities; and protects the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation, such as excessive noise, noxious fumes, glare, shadowing, and traffic.
18. The project design is required to comply with the standards of the proposed Zone R-3-23U-DP. Multi-family residences are permitted in this zone.
19. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Fire, Parks and Recreation, Public Health, and Regional Planning.
20. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and height, except as otherwise modified and shown on the Exhibit "A" and Vesting Tentative Tract Map No. 063296.
21. Compatibility with surrounding land uses will be ensured through the related zone change, subdivision, conditional use permit, and environmental conditions.

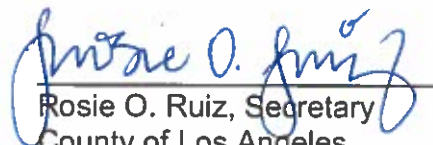
22. The Project will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site.
23. The recommended Plan Amendment will not place an undue burden upon the community's ability to provide necessary facilities and services, as outlined in the preceding findings of fact and environmental documentation.
24. 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.
25. Approval of the recommended Plan Amendment will enable implementation of the various land use objectives identified, including locating higher-density residential development within high quality transit areas and revitalizing an underutilized industrial site.
26. The applicant in this case has satisfied the "Burden of Proof" for the requested Plan Amendment which is needed and appropriate.
27. The permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
28. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff concluded the Project would have less than significant effects on the environment with implementation of mitigation measures.
29. After consideration of the attached Mitigated Negative Declaration ("MND") and 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.
30. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the Commission public hearing for the Project by mail, newspaper, and property posting.
31. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at 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, Department of 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 plan amendment; and
2. Certify that the Mitigated Negative Declaration has been completed in compliance with CEQA, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and
3. Approve the Mitigated Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and
4. Find that the recommended plan amendment is consistent with the goals, policies and programs of the County-wide General Plan; and
5. Adopt Plan Amendment No. 200500009, amending the Land Use Policy map of the County-wide General Plan as depicted on the Exhibit attached hereto and described herein above.

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 May 30, 2018.


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

VOTE: 5-0
Concurring: 5
Dissenting: 0
Abstaining: 0
Absent: 0
Action Date: August 15, 2018

SDJ:MP
8/20/18

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. TR063296-(2)
ZONE CHANGE NO. 200500014**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted public hearings in the matter of Zone Change Case No. 200500014 on May 30, 2018, June 13, 2018 and August 15, 2018:

WHEREAS, the Regional Planning Commission finds as follows:

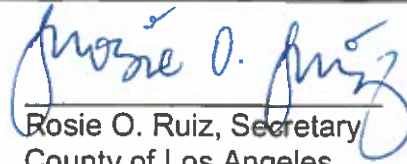
1. The subject property is located at 1232, 1238, 1244, 1246, 1248 W. 223rd St.; 22318, 22320, 22322 Normandie Avenue, and the vacant lot at the corner of Normandie Avenue & W. 223rd St. in Torrance, which is located in the unincorporated community of West Carson and the Carson Zoned District.
2. The project is a request to create 58 attached residential condominium units spread among seven buildings on one multi-family lot totaling 3.13 gross acres. The project requires the following entitlements:
 - a. Zone Change No. 200500014 is a request to change 3.13 gross acres of existing Zones A-1 (Light-Agricultural – 5,000 square feet minimum lot size) and M-1 (Light Manufacturing) to Zone R-3-23U-DP (23 Dwelling Units Per Net Acre - Limited Multiple Residence - Development Program).
 - b. Plan Amendment No. 200500009 is a related request to amend the County-wide General Plan (“General Plan”) Land Use Policy Map Categories from H9 (Residential – up to 9 dwelling units per acre) and IL (Light Industrial) to H30 (Residential – up to 30 dwelling units per acre).
 - c. Vesting Tentative Tract Map No. 063296 is a related request to create one multi-family residence lot consisting of 3.13 gross acres for the development of 58 attached residential condominium units spread among seven buildings.
 - d. Conditional Use Permit No. 200500152 is a related request for approval of the Development Program zone. The development program covers the entire Project Site and includes modifications to development standards: a) a maximum building height of 44 feet instead of the standard 35 feet for buildings one through four; b) a reduced front yard setback at the corner of Normandie Avenue and W. 223rd Street from 15’ to 8’ due a required 27-foot, 45 degree corner dedication, and c) a front yard wall/fence up to a maximum height of 6’ instead of the standard 3.5 feet.

3. The project will be consistent with the County-wide General Plan after the amendment, as it will implement the General Plan's Goals and Policies that support locating infill development in urban and suburban areas that revitalizes underutilized industrial areas.
4. The project will comply with applicable zoning regulations and standards after the zone change, as its use and design are consistent with the proposed zoning designation and other applicable standards of the Zoning Code, such as parking, landscaping, distance between buildings, building height, setbacks, wall/fence heights as modified by the associated Conditional Use Permit proposed by the Development Program.
5. The project proposes a residential land use within a neighborhood comprised of a mix of land uses including single-family residences, multi-family residences (townhomes), and light industrial uses. As such, it will not cause an adverse impact on the surrounding community and will enhance the character of the surrounding area.
6. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
7. 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 at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits Land Divisions Section, Los Angeles County Department of Regional Planning.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zones from A-1 and M-1 to R-3-23U-DP.
2. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on August 15, 2018.



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

VOTE: 5-0

Concurring: 5

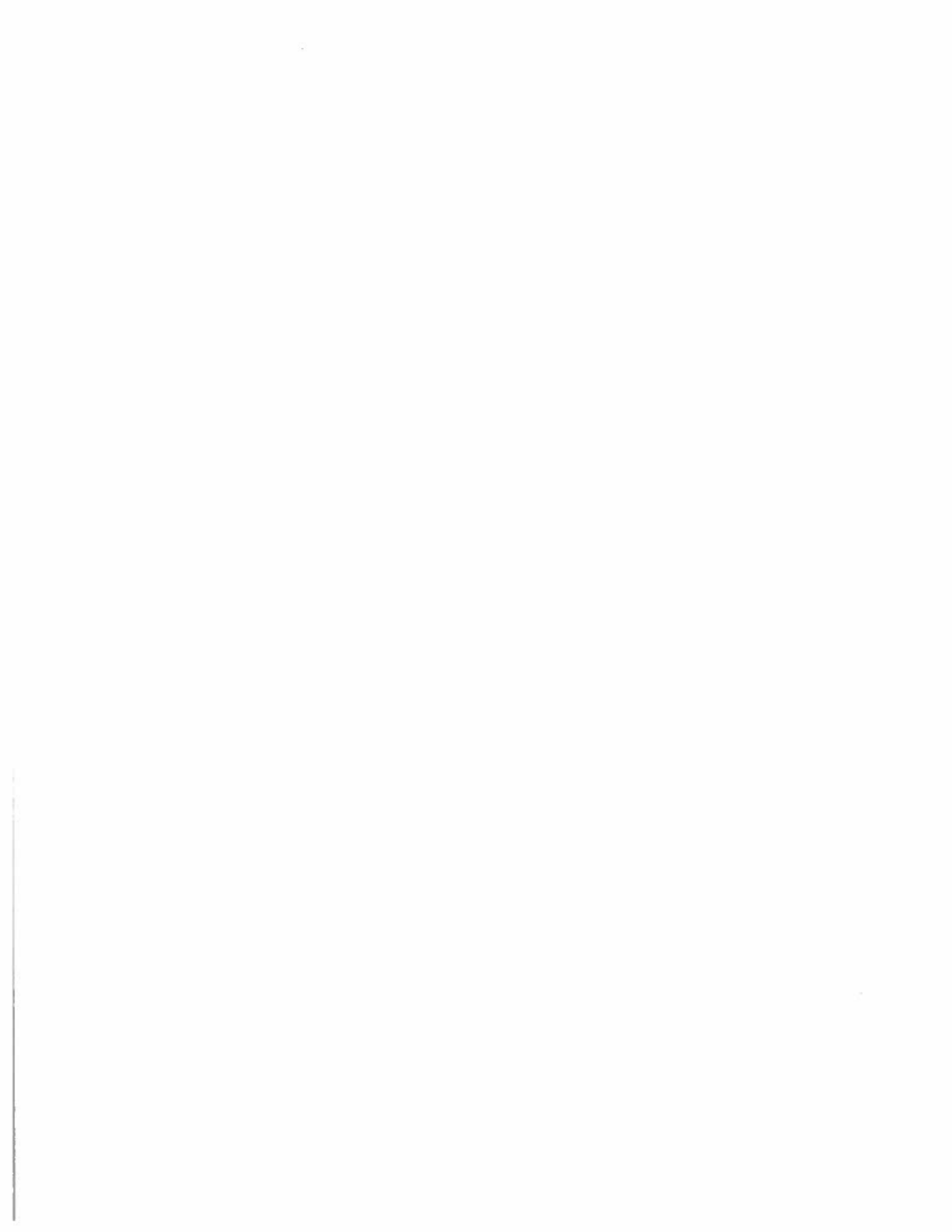
Dissenting: 0

Abstaining: 0

Absent: 0

Action Date: August 15, 2018

SDJ:MP
08/20/18



**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. TR063296-(2)
CONDITIONAL USE PERMIT NO. 200500152**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 200500152 ("CUP") on May 30, 2018, June 13, 2018, and August 15, 2018. The VTTM was heard concurrently with General Plan Amendment No. 200500009 ("Plan amendment"), Zone Change No. 200500014 ("zone change") and Conditional Use Permit No. 201500152 ("CUP").
2. The permittee, Doug Maupin ("permittee"), requests the CUP to authorize a development program for a 58-unit attached condominium development ("Project") in the unincorporated community of West Carson ("Project Site").
3. The Project is located at 1232, 1238, 1244, 1246 & 1248 W. Normandie Avenue; 22318, 22320, & 22322 Normandie Avenue; and the vacant lot at the corner of Normandie Avenue & W. 223rd St.
4. The CUP is a request to authorize a development program in connection with a zone change request in Zone R-3-23U-DP pursuant to Los Angeles County Code ("County Code") section 22.40 Part 2.
5. The vesting map is a related request to subdivide 3.13 gross acres into 58 attached residential condominium units spread among seven buildings on one multi-family residence lot.
6. The Plan Amendment is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map ("Land Use Policy Map") by amending the Project Site's land use designation from H9 (Residential – Up To 9 Dwelling Units Per Acre) and IL (Light Industrial) to H30 (Residential – Up To 30 Dwelling Units Per Acre).
7. The Zone Change is a related request to amend the Project Site's zoning from Zone A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and M-1 (Light Manufacturing) to Zone R-3-23U-DP (Limited Multiple Residence - 23 Dwelling Units Per Net Acre - Development Program Zone). The –DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.
8. The approval of the CUP and Vesting Map will not become effective unless and until the Board has approved the Plan Amendment and Zone Change, and both have become effective.

9. The Project Site is 3.13 gross acres (2.54 net acres) in size and consists of six lots. The Project Site is "L" shaped with relatively flat topography and is developed with single family homes and an auto repair and storage yard.
10. The Project Site is located in the Carson Zoned District and is currently zoned A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and M-1 (Light Manufacturing).
11. The Project Site is located within the H9 (Residential – Up To 9 Dwelling Units Per Acre) and IL (Light Industrial) land use categories of the County-wide General Land Use Policy Map.
12. Surrounding Zoning within a 500-foot radius includes:
 - North: A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and R-3-DP (Limited Multiple Residence – Development Program Zone)
 - South: M-1 (Light Manufacturing)
 - East: A-1
 - West: City of Los Angeles
13. Surrounding land uses within a 500-foot radius include:
 - North: Single- and Multi-Family Residences & Elementary School
 - South: Mobilehome Park, Liquor Store, Apartments, Commercial and Industrial Storage
 - East: Single-Family Residences, Church
 - West: Recreation Center and Single-Family Residences
14. The Project Site was zoned A-1 and M-1 in 1954. Single-family residences were built on the four easternmost A-1 zoned lots between 1926 and 1963. On March 18, 1980, Plot Plan No. 30178 was approved authorizing a recreational vehicle repair facility with parking and storage area, as well as auto repair. A Certificate of Compliance (CC 03-080) was approved for the project site and recorded in 2003 (Recordation No. 03-1483543). The Commission previously conducted a duly-noticed hearing on the Plan amendment, zone change, CUP and vesting tentative map on September 17, 2008. At that meeting, the Commission recommended approval of the project. On May 31, 2016, the Board of Supervisors remanded the project to the Regional Planning Commission and directed staff to conduct additional environmental review for the project, review any proposed design changes, and verify the plan amendment and zone change boundaries.
15. The site plan, labeled Exhibit "A", depicts 58 attached townhouse-style condominium units in seven buildings dispersed evenly throughout the project site. The project site is in an "L"-shaped configuration. The buildings will be three and four 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.

16. The Project will contain a total of five for-sale moderate-income affordable housing unit set-asides. These units are voluntary set-asides and incentives and/or a density bonus are not requested in connection with these affordable housing unit set-asides.
17. Primary access to the Project Site will be via a gated entrance/exit on West 223rd Street. Emergency vehicle only access to the Project Site will be via an entrance/exit on Normandie Avenue.
18. The Project will provide a total of 131 parking spaces, 116 of which will be reserved for residents and 15 of which will be reserved for guests. All 131 of the parking spaces reserved for residents are contained within the individual two-car garages in each of the seven condominium buildings. Guest parking spaces are provided in two locations within the Project Site. Ten guest spaces are located along the southerly property boundary, connecting to the circular turn around at the east end of the project site. The other five spaces are located near the primary entrance/exit, north of building six.
19. Internal circulation and access for the Project will be provided by a private driveway and fire lane system with a paved width of 26 feet. The internal circulation system consists of a main private driveway and fire lane system (sections "A," "B," & "E") with two drives ("C" & "D") that branch off and dead end to provide access to buildings one through four. An emergency vehicle only access is provided along Normandie Avenue.
20. The County Department of Public Works ("Public Works") and Fire have provided conditions of approval, which are included in the Project's conditions. The County Department of Parks and Recreation ("Parks and Recreation") has also cleared the Project, subject to payment of the park obligation fee. This restriction is included in the Project's conditions. The County Department of Public Health recommended approval of the Project since it will be served by the existing public water and sewer systems.
21. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the 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 for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.

22. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, and newspaper, and property posting. Additionally, the Project was noticed, and case materials were made available on the Department's website and at the Carson library located in Carson.
23. Staff received one letter in support of the project and 116 petitions in opposition to the project as designed and requesting re-evaluation of the project. Staff also received two phone calls opposing the project due to concerns about an increase in traffic and demand for street parking as well as one phone call which was a general project inquiry.
24. A public hearing was held on May 30, 2018 before the Commission where staff recommended a continuance to June 13, 2018 to complete the legal notification period. One speaker spoke in favor of the Project and the suggested continuance and a second speaker did not speak in favor or opposition to the Project, but asked general questions about the Project (i.e. Project layout, whether an increase in traffic would result, whether the Project included anti-graffiti features, etc.). After hearing all testimony, the Commission voted to continue the public hearing to June 13, 2018.
25. A duly noticed public hearing was held on June 13, 2018 before the Commission. Staff gave a presentation and provided the Commission with a supplemental package containing 92 petitions opposing the Project as designed and a summary of a phone call opposing the Project. A total of five speakers testified. Four speakers testified in opposition to the Project citing concerns related to increased traffic congestion, decreased street parking, potential for crime, and the proposed single public access along 223rd Street. The applicant, at the time, testified in favor of the Project and said that it is not able to provide affordable housing unit set-asides due to financing issues and proffered a charitable contribution to aid the County in its effort to increase the affordable housing stock. The Commission indicated their preference for the Project to accommodate affordable housing unit set asides on-site rather than for the County to accept a contribution to aid affordable housing development elsewhere in the County. Commissioner Smith expressed his opinion that a commensurate community benefit for allowing a zone change and Plan amendment to increase density could be in the form of affordable housing unit set-asides. The Commission voted 5-0 to continue the hearing to August 15, 2018 to give staff time to look into traffic concerns raised by the public and to give the applicant time to look into incorporating affordable housing unit set asides into the proposed Project.
26. A duly noticed public hearing was held on August 15, 2018 before the Commission. The Commission heard a presentation from Regional Planning staff and testimony from the successive subdivider and representative for the majority property owner. The subdivider testified that he had entered into a contract with the property owners and was willing to set-aside three affordable housing unit set-asides for the moderate income level. The manager of the majority property owner spoke in favor of the Project and indicated he had entered into an agreement with a subdivider that could move the Project forward. Commissioner Louie pointed out that the Project had stalled for many years, that there had been recent changes as to representations in the subdivider role,

and further expressed that times were different compared to when the Project started. Commissioner Louie said that he could support a 10% voluntary set-aside given the Project stood to benefit from an increase in density through approval of a zone change and Plan amendment. The subdivider agreed to set-aside five moderate-income level affordable housing unit set-asides for the project. Commissioner Shell indicated that if the stop sign study finds a traffic sign is necessary, there should be a mechanism to later add the sign. Staff indicated a condition would be added to ensure installation of a stop sign if recommended by the study. The Commission approved the Project and recommended adoption of the Plan amendment and zone change to the Board of Supervisors subject to an additional condition of approval to ensure installation of a stop sign if recommended by the stop sign study and revision of conditions of approval to reflect the Project's volunteering of five moderate-income affordable housing unit set-asides.

27. The Commission finds that the Project is consistent with the proposed H30 land use classification set forth by the County-wide General Plan Land Use Policy Map. The Residential land use classification allows up to 30 units per net acre. Based on the size of the site and application of the land use category, the proposed 58 units is less than the maximum number of residential units that may be developed.
28. The Commission finds that that the Project is consistent with the proposed R-3-23 U-DP zoning classification because multi-family residences are permitted by right within this zone. The Commission further finds that the Project complies with the density provisions of the proposed Zone R-3-23U-DP because the total number of units for the Project is within the maximum density allowed for the proposed Zone R-3-23U-DP. The Commission further finds that, with the related vesting map and the attached conditions, the Project will comply with the requirements of the -DP overlay zoning.
29. The Commission finds that the proposed Project and the provisions for its design and improvements are consistent with the goals and policies of the General Plan. The Commission further finds that the Project encourages a more concentrated urban pattern through revitalization of deteriorating urban areas; and protects the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation, such as excessive noise, noxious fumes, glare, shadowing, and traffic.
30. The Commission finds that modification authorized in the CUP to increase building height to 44 feet for buildings one through five is necessary to accommodate a mix of product offerings which provides home ownership opportunities for a broader range of households.
31. The Commission finds that modifications authorized in the CUP to reduce the front yard setback at the intersection of Normandie Avenue and W. 223rd Street from 15' to 8' is necessary due to a required corner dedication.
32. The Commission finds that the permittee has demonstrated the suitability of the Project Site for the proposed uses; that establishment of the proposed use at such location conforms to good zoning practices; and that compliance with the attached

conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.

33. The Commission finds that the Project Site is physically suitable for the type of development and density proposed because the site has access to a county-maintained street and will be served by public sewer facilities and water supplies to meet anticipated needs.
34. The Commission finds that the housing and employment needs of the region were considered and balances 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.
35. The Commission finds that the proposed development program in conjunction with the conditions for the related vesting map and the CUP provide the necessary safeguards to ensure completion of the proposed development by the permittee and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, and development needs of the area. Following the sequence of the development program in conjunction with the conditions for this Vesting Map and the CUP will require obtaining a final public report from the State of California Department of Consumer Affairs, Bureau of Real Estate, which is required to sell or lease air space units.
36. The Commission finds that the Project contains a compensatory feature for increasing density through a zone change and Plan amendment. The development will provide five affordable housing set-aside dwelling units for moderate-income households that will benefit the community. As a result, the Board finds that the Project is consistent with its development program and the requirements of Zone R-3-DP.
37. The Commission finds that the proposed use will be consistent with the adopted General Plan. The proposed condominiums are consistent in design and density at 23 dwelling units per acre and compatible with the neighboring condominium development to the north.
38. With the conditions of approval, the Commission finds that the requested use at the location proposed 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.
39. The Commission finds that the Project 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 otherwise required to integrate said use with the uses in the surrounding area. Modification to front-yard fence height from 3.5' to 6' is necessary to reduce street noise and provide privacy.

40. The Commission finds that the Project Site is adequately served by W. 223rd Street, a 82'-wide public street, that is improved to carry the kind and quantity of traffic such use would generate and is adequately served by other public or private service facilities as are required. A public elementary school is located approximately 500' to the east of the project site, and bus stops are located within the vicinity of the proposed development.
41. The Commission finds that the Project is in compliance with the parking requirements set forth in the County Code. Section 22.52.1180 of the County Code requires two automobile parking space per unit and one guest parking space for every four units. The proposed site plan depicts 15 standard guest parking spaces and each unit is equipped with a two-car garage.
42. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, and newspaper (The Breeze and La Opinion), and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the West Carson/Carson community. On April 24, 2018, a total of 141 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 2 notices to those on the courtesy mailing list for the Carson Zoned District and to any additional interested parties.
43. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
44. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.
45. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.
46. The location of the documents and other materials constituting the record of proceedings upon which the Commission decision is based in this matter is at 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, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed use at the Project Site with the attached conditions will be consistent with the adopted General Plan; 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.
- B. The proposed use at the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking 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, and 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.
- C. The development program provides necessary safeguards to ensure completion of the proposed development by the permittee, forestalling substitution of a lesser type of development contrary to public convenience, welfare, or development needs of the area.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Approves CUP 200500152, subject to the attached conditions.

ACTION DATE: August 15, 2018

Vote: Approval 5-0

- (5) Yes
- (0) No

PROJECT NO. TR063296-(2)
CONDITIONAL USE PERMIT NO. 200500152

FINDINGS
PAGE 9 OF 9

SDJ:MP
August 16, 2018

c: Each Commissioner

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. TR063296-(2)
CONDITIONAL USE PERMIT NO. 200500152**

PROJECT DESCRIPTION

The project is a 58-unit residential townhouse-style condominium development with the attached units spread among seven buildings.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. 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 ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Numbers. 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the subdivider, or the owner of the subject property if other than the subdivider, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) 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.
9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
10. Within five (5) working days from the day after final approval, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,291.25** (\$2,216.25 for a Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
13. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
14. 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 ("Commission") or a 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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
18. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional

Planning. These shall include any of the above that do not directly relate to the business being operated on 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.

In the event of graffiti or other extraneous markings occurring, 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.

20. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five (5) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **October 15, 2018**.
21. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **five (5) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

DEVELOPMENT PROGRAM CONDITIONS

22. This grant authorizes the development program for the Project consisting of 58 attached residential townhouse-style condominium units spread among seven buildings in a gated development, as depicted on the approved Exhibit "A" (dated April 24, 2007) or an approved amended Exhibit "A", subject to all of the following conditions of approval.
23. 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 Zones A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) and M-1 (Light Industrial) to Zone R-3-23U-DP (Limited Multiple Residence - 23 Dwelling Units Per Net Acre- Development Program).
24. The project shall be developed in accordance to the attached development program.
25. The following modifications from the County Code shall be authorized as depicted in the approved Exhibit "A":
 - a. Modification of the maximum permitted building height of 35 feet in Zone R-3 to allow up to 44 feet in height for buildings labeled 1 through 5 only.
 - 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 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 required front yard to allow construction of perimeter fencing to a maximum height of six feet, which is 30 inches higher than the 42 inches allowed in Zone R-3.
26. 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.
27. No existing building or structure which under the development program is to be demolished shall be used.
28. No existing building or structure which, under the development program, is to be altered shall be used until such building or structure has been so altered.
29. 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.
30. The permittee shall provide bicycle parking as required by the County Code, calculated at a parking ratio of one space per each 10 dwelling units for short-term bicycle parking, and one space per each two dwelling units for long-term bicycle parking. For 58 residential units, not less than six short-term spaces based on the applicable ratio shall be provided.
31. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of two covered spaces for each dwelling unit and one guest space for every four dwelling units. The 58 residential units would require not less than 116 covered spaces and 15 guest spaces to be provided based on the applicable ratio.
32. The permittee shall not obtain any grading permit for the project prior to recordation of the final map.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

33. Submit a landscape plan to the Department of Regional Planning for review and approval prior to issuance of a building permit. The planting palette shall consist of species that are native to the region.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

34. All improvements, including landscaping, shall be completed prior to the occupancy of any structures.

35. Prior to issuance of the first certificate of occupancy, the permittee or successor in interest shall enter into a covenant with the Los Angeles County Community Development Commission ("CDC") to set aside five affordable housing dwelling units for moderate-income households with a maximum income limited to 120% area median income ("AMI") as defined in California Health and Safety Code Section 50079.5, 50093, 50105 and 50106. The covenant shall also specify the location of the five affordable units, to the satisfaction of the Director and CDC. The covenant shall be reviewed and approved by the CDC prior to recordation of the document and a recorded copy of the covenant shall be provided to Regional Planning and the CDC.
36. The covenant shall contain provisions requiring owners to comply with monitoring procedures as specified in County Code Section 22.56.2640, including registration/certification of affordable housing dwelling units and payment of monitoring/inspection fees. The permittee or successor in interest shall register each affordable unit, at the time of sale and certify annually with CDC thereafter, on or before January 1 of each year that the affordable housing dwelling unit(s) remain in conformance with the terms of the covenant. Additionally, the subdivider or successor in interest shall deposit monitoring/inspection fees with the CDC at the time the covenant is entered into with CDC and before a certificate of occupancy is issued by DPW for any unit in the project. The monitoring/inspection deposits shall be \$125 per affordable housing dwelling unit set-aside per year or the current recovery cost, whichever is greater, and the applicant shall provide the total cumulative amount for the term of the grant, to be deposited into a trust fund from which actual costs are deducted by the CDC to defray the ongoing monitoring costs.
37. The project shall comply with all applicable local, state, and federal laws, statutes, ordinances, codes, rules, regulations, conditions of approval, or authorizations.

Attachments:

Pacific Gateway Project (TR063296) Development Program

Mitigation Monitoring and Reporting Program (pages 1-8)

Nesting Birds: Guide to Bird-Friendly Tree and Shrub Trimming and Removal

Pacific Gateway Project (TR063296) Development Program

- **Draft Construction Drawings and undergo plan check: commencing upon BOS approval, 18 month duration**
- **Recordation of condo/final map: commencing upon BOS approval, 12-18 month duration**
- **Demolition: to commence 3-6 months from BOS approval date**
- **Grading and Site Work: to commence 3-4 months after building permits, 6 month duration**
- **Building Construction: to commence after grading and site work, 18-24 month duration over 4-5 phases**
- **Sales/Occupancy: to commence 12 months after start of construction, in phases over a 24 month duration**

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. TR063296 / PERMIT NO. TR063296 / CUP NO. 200500152 / ENV NO. 200500152

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	<p>Proposed project activities (including, but not limited to, staging and disturbances to native and non-native vegetation, structures, and substrates) shall occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.</p>	<p>Submit a breeding bird survey, if necessary. Retain the services of a qualified biological monitor, as necessary.</p>	<p>Prior to issuance of a grading permit.</p>	<p>Subdivider and Successor, Permittee</p>	<p>Regional Planning</p>
		<p>If avoidance of the avian breeding season is not feasible, beginning thirty days prior to the initiation of project activities, a qualified biologist (as determined by Los Angeles County's Department of Regional Planning) with experience in conducting breeding bird surveys shall conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. If requested, the project proponent shall provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p>				

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. TR063296 / PERMIT NO. TR063296 / CUP NO. 200500152 / ENV NO. 200500152**

	<p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to Los Angeles County and, upon request, the California Department of Fish and Wildlife (CDFW). Based on the submitted information, Los Angeles County (and CDFW, if CDFW requests) will determine whether to allow a narrower buffer.</p>				
	<p>The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.</p>				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. TR063296 / PERMIT NO. TR063296 / CUP NO. 200500152 / ENV NO. 200500152

<p>5.1</p> <p>Cultural Resources</p>	<p>In the event that archaeological resources are encountered during the demolition/construction activities, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist and Native American representative shall be notified of the find. The archaeologist shall record all recovered archaeological resources, excluding tribal cultural resources, on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System - South Central Coastal Information Center (SCCIC), evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines including but not limited to a Phase III data recovery and associated documentation, and in consultation with the designated Native American representative. The archaeologist shall prepare a final report about the find to be filed with the Applicant, the Los Angeles County Department of Regional Planning, and the SCCIC, as required by the California Office of Historic Preservation. The report shall include documentation of the resources recovered, a full evaluation of the eligibility of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the find.</p>	<p>Retain a qualified archaeologist and notify the appropriate Native American representative, as necessary. Archaeological monitoring of remaining earthwork activities should an encounter occur. Archaeologist shall record and file report of findings.</p>	<p>During earthwork activities.</p>	<p>Owner/Applicant & Archaeologist</p>	<p>Regional Planning</p>
<p>5.2</p> <p>Cultural Resources</p>	<p>In the event that paleontological resources are encountered during the demolition/construction process, affiliates of the proposed project would be required to halt all development activities, contact the Los Angeles County Natural History Museum and inform them of the encounter. Subsequently, the applicant should retain the services of a qualified paleontologist. Only the paleontologist will be able to tell the contractor when development activities can recommence.</p>	<p>Retain a qualified paleontologist if an encounter occurs. Paleontological monitoring of remaining earthwork activities.</p>	<p>During earthwork activities.</p>	<p>Owner/Applicant & Paleontologist</p>	<p>Regional Planning</p>

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. TR063296 / PERMIT NO. TR063296 / CUP NO. 200500152 / ENV NO. 200500152

	Hazards and Hazardous Materials	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 and the Department of Toxic Substances Control.	Cease construction and remediate site if soil contamination is suspected.	During earthwork activities.	Subdivider and Successor, Permittee	DTSC and CRWQCB
9.1						
13.1	Noise	Building setbacks along 223 rd Street and Normandie Avenue shall be 15 feet from the property line, apart from the 8-foot setback at the corner of the intersection to accommodate a 27-foot, 45-degree corner dedication required by the County's Department of Public Works. Said requirement shall be included in the notes of an approved building plan.	Establish buildings at least 15 feet from property lines.	Prior to issuance of building permit and Certificate of Occupancy.	Subdivider and Successor, Permittee	DRP & DPH
13.2	Noise	Trash pickup shall not be permitted before 7:00 a.m. and after 6:00 p.m.	Avoid trash pickup between the hours of 7:00 a.m. and 6:00 p.m.	Throughout project lifetime.	Subdivider and Successor, Permittee	DPH
13.3	Noise	Applicant shall post signs with the speed limit of 15 mph for project driveways and 10 mph for parking areas.	Post speed limit signs for project driveways and parking areas.	Prior to issuance of Certificate of Occupancy.	Subdivider and Successor, Permittee	DRP
13.4	Noise	Limit all construction activities 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.	Limited construction activities to daytime hours on weekdays and Saturdays.	During construction activities.	Subdivider and Successor, Permittee	DPH
13.5	Noise	All air-conditioning units shall be shielded and properly installed according to manufacturer's requirements.	Properly install and shield all air conditioning units.	Throughout project lifetime.	Subdivider and Successor, Permittee	DPH
15.1	Public Services	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.	Pay fair share contribution as required.	Prior to issuance of building permit.	Subdivider and Successor, Permittee	Fire Department
15.2	Public Services	The project shall utilize a restricted radio frequency access gate opener. Applicant shall submit verification of device prior to issuance of Certificate of Occupancy.	Install, operate, and maintain a radio frequency emergency vehicle only gate.	Prior to issuance of Certificate of Occupancy.	Subdivider and Successor, Permittee	Sheriff's Department

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. TR063296 / PERMIT NO. TR063296 / CUP NO. 200500152 / ENV NO. 200500152**

15.3	Public Services	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.	Provide written notification to LAUSD.	Prior to issuance of a grading permit.	Subdivider and Successor, Permittee	LAUSD & DRP
15.4	Public Services	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.	Obtain School Pedestrian Route Maps.	Prior to issuance of a grading permit and throughout construction.	Subdivider and Successor, Permittee	LAUSD & DRP
15.5	Public Services	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.	Install and maintain appropriate traffic controls. Submit a determination letter from LAUSD.	Prior to issuance of a grading permit.	Subdivider and Successor, Permittee	LAUSD & DRP
17.1	Transportation/Traffic	Haul trucks shall be staged on-site whenever feasible and shall not block the public right of way. Trucks shall use a dispatch system.	Haul trucks shall be staged on site; trucks shall use dispatch system.	During construction activities.	Subdivider and Successor, Permittee	DRP
17.2	Transportation/Traffic	Haul truck routes shall be limited to commercial streets and shall avoid use of residential streets to the extent feasible.	Restrict truck haul routes to commercial streets.	Throughout project construction activities.	Subdivider and Successor, Permittee	DRP
17.3	Transportation/Traffic	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.	Submit a construction work site traffic control plan.	Prior to final map approval.	Subdivider and Successor, Permittee	LADOT & DRP

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. TR063296 / PERMIT NO. TR063296 / CUP NO. 200500152 / ENV NO. 200500152**

17 4	Transportation/Traffic	All construction related truck traffic shall be restricted to off-peak hours.	Restrict construction related truck traffic to off-peak hours.	Throughout project construction activities.	Subdivider and Successor, Permittee	DPW
17 5	Transportation/Traffic	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.	Submit a site plan for review and approval.	Prior to final map approval.	Subdivider and Successor, Permittee	DPW
17 6	Transportation/Traffic	Construction truck haul routes shall not pass by any school except when school is not in session.	Restrict construction truck haul routes from passing by any school while in session.	Throughout project construction activities.	Subdivider and Successor, Permittee	DPW
17 7	Transportation/Traffic	Staging or parking of construction-related vehicles, including worker-transport vehicles, shall be prohibited on or adjacent to a school property.	Restrict the staging or parking of construction-related vehicles on or adjacent to school property.	Throughout project construction activities.	Subdivider and Successor, Permittee	DPW
17 8	Transportation/Traffic	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.	Install barriers and/or fencing as required. Implement security patrols.	Throughout project construction activities.	Subdivider and Successor, Permittee	DPW
17 9	Transportation/Traffic	The project shall contribute its proportionate share (11.8%) of the cost for improvements on Vermont Avenue at 223 rd 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.	Contribute share of cost for improvements, as specified. Submit a detailed signing and striping plan for review and approval.	Prior to final map approval.	Subdivider and Successor, Permittee	DPW

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. TR063296 / PERMIT NO. TR063296 / CUP NO. 200500152 / ENV NO. 200500152

18.1	Tribal Cultural Resources	In the event unknown tribal cultural resources are encountered during Project construction, all ground-disturbing activities within the vicinity of the find shall cease and a qualified Native American Monitor and archaeologist shall be notified of the find. If the resources are archaeological resources that are not tribal cultural resources the archaeologist shall follow the work description laid out in MM CR-1. The Native American Monitor shall evaluate and record all tribal cultural resources. The Native American monitor shall continue to monitor grading activities within the boundaries of the tribal cultural resource site. The Native American Monitor shall monitor all grading activities within the project site including, but not limited to, pavement removal; post holing; auguring; boring; grading; and trenching that occur as a part of project implementation. The applicant shall provide evidence to the Department of Regional Planning that a qualified Native American Monitor, as previously described, has been retained. In the event archaeological resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease and the Native American Monitor shall evaluate and record all tribal cultural resources. The Native American Monitor shall maintain a daily monitoring log that contains descriptions of the daily construction activities, locations with diagrams, soils, and documentation of tribal cultural resources identified. If the Native American Monitor determines the resources are not tribal cultural resources, a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System-South Central Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System-South Central Coastal Information Center. The archaeologist's report shall include documentation of the	Follow monitoring procedures outlined in the mitigation measure.	Through construction activities involving ground disturbance.	Owner/Applicant & Qualified Native American Monitor	DRP
	<p>Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System-South Central Coastal Information Center. The archaeologist's report shall include documentation of the resources recovered, a full evaluation of eligibility with respect to the California Register of Historical Resources, and the treatment of the resources recovered. The monitor(s) shall photo-document the ground disturbing activities. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity. The on-site monitoring shall end when the ground disturbance activities are completed.</p>					

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. TR063296 / PERMIT NO. TR063296 / CUP NO. 200500152 / ENV NO. 200500152**

18.2	Tribal Cultural Resources	In the event of an archaeological find, the qualified archaeologist shall monitor all remaining grading activities, along with the Native American Monitor, within outlined the boundaries of the archaeological site and document and report findings as measure described in MM TCR-1.	Follow monitoring procedures	During earthwork activities.	Owner/Applicant Qualified Archaeologist Qualified Native American Monitor	DRP
20.1	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submit a compliance report for review and approval and replenish the mitigation monitoring account as needed.	Annually and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

Los Angeles Audubon Society
PO Box 931057
Los Angeles California 90093-1057

Telephone: (323) 876-0202
Fax: (323) 876-7609

www.losangelesaudubon.org



*This booklet has been reviewed by the
California Department of Fish and Game*

Guide to Bird-Friendly Tree and Shrub Trimming and Removal



May, 2011

When one tugs at a single thing in nature, he finds it attached to the rest of the world. -- John Muir



BIRDS BUILD HOMES TO RAISE YOUNG MUCH LIKE PEOPLE DO

Birds build homes in which to raise their young just as humans do, although their site selections are more varied and often in obscure, hidden places. It is common to think of nests being in tree branches. But some birds build nests on the ground, in bushes and cavities; some build on the sides and eaves of houses, as well as on other man-made structures. They use natural substances and materials to do the job: mud, saliva, spider webs, caterpillar silk, leaf mold, twigs, grasses, and certain other plant fibers. The nest protects the bird's eggs from adverse weather and predators, and keeps eggs and nestlings warm.

THE BIRDS OF LOS ANGELES COUNTY: MORE THAN MEETS THE EYE!

What comes to mind when most people think about city birds are pigeons, mockingbirds, crows, and sparrows. Yet these birds are but a small portion of the more than 120 species that reside in Los Angeles County year round. Annual migration brings in additional species to the area, including more than 60 other breeding species—such as orioles and kingbirds. In total, 350+ species live, nest, or pass through the Los Angeles Basin during any one year. Most of them rely on trees, shrubs, and brush for food, cover, nesting, and rest.

When conducting surveys or inventories, individuals should take caution to avoid walking into heronries, especially under nesting trees (indicated by the ring of white guano around the base of the tree). Should they find themselves within a heronry, one should quietly and quickly leave by the same route they entered.

Density of vegetation within and surrounding the colony can influence the impact of disturbances. The removal of vegetation near a colony can open paths into the heronry that would not only enable intrusion by humans and predators, but would result in an increased number of exposed nests. Maintaining the vegetation, including trees and shrubs, around a colony provides alternate nest sites and a buffer against disturbance. Furthermore, tree trimming should generally not remove more than the minimum of foliage necessary for human health and safety, and should be done, where it is permitted, in a manner that does not unnecessarily discourage herons and egrets from returning to their altered (trimmed) habitat during the next breeding cycle.

HERON & EGRET BREEDING ACTIVITY:

Great Blue Heron: Mid-November to end of September*

Great Egret: Late February to end of August*

Snowy Egret: Early April to late July*

Green Heron: Early April to early August*

Black-crowned Night Heron: Mid-January to end of September*

SPECIAL CONSIDERATION: CORMORANTS

The Double-crested Cormorant, another colonial nesting species, occupies similar habitat and nesting areas as herons. They also need the protection of buffer zones while nesting, but they appear to be less sensitive to human disturbance than herons.

CORMORANT BREEDING ACTIVITY:

Late March to mid-October (especially in Marina del Rey)*

PLEASE NOTE

Some of the information on herons and cormorants is adapted from "Special Management Practices for Herons," courtesy of the Government of Nova Scotia. Although the information below was provided by biologists in Nova Scotia, it is relevant to these species in most locales. For purposes of these guidelines, local biologists and ornithologists were consulted and relevant dates modified to fit conditions in Los Angeles County.

The (PDF) document "Special Management Practices for Herons" can be found at: [<http://www.gov.ns.ca/natr/wildlife/habitats/terrestrial/pdf/heronsmp.pdf>]

* Information on breeding activity from "Los Angeles County Breeding Bird Atlas" and from breeding bird atlas records from San Diego and Orange Counties, and the Salton Sea.

- **Suspended cupped nests;** are nests not supported from below, but from the rims, sides or both;
- **Pensile nests** suspended from the rims and sides; rather stiff (e.g. those of kinglets and vireos).
- **Adherent nests** are cupped nests whose sides are attached by an adhesive substance (e.g. mud or saliva) to a vertical surface, like those of swifts and some swallows.
- **Ground nests;** are cupped nests on the ground; sides are sometimes extended upward and arched over the top making a domed structure. Several passerines, particularly those that occupy open habitats like grasslands and tundra, build ground nests.

[Information on nests courtesy of Prof. Gary Ritchison, Ornithologist, Dept. of Biological Sciences Eastern Kentucky University
[<http://people.eku.edu/ritchison/birdnests.html>]

APPENDIX B

(Species includes Great Blue Heron, Great Egret, Snowy Egret, Green Heron and Black-crowned Night Heron)

SPECIAL CONSIDERATION: HERONS & EGRETS

Heronries or nesting colonies of herons are frequently located in areas isolated from human disturbance, such as riparian corridors, marshes, and groves of trees adjacent to water bodies or on islands. However, some herons have adapted minimally to human activity and may build their nests in trees near apartment and condo complexes, ports, and harbors that have large trees planted in their greenscape.

Herons are especially vulnerable to human disturbance and habitat destruction during pair formation and the breeding season (mid-November to September of the following year) when large numbers of birds are concentrated in a rather confined area. Herons are delicate and tend to desert nests and entire colonies if disturbed during periods of pair forming (starting mid-November), nest construction (starting in January) or early egg laying (as early as January). Herons continue to be sensitive to disturbance after hatching and up until the young fledge (up to late-September). In some cases, colonies have even been deserted after destruction or alteration of their habitat during the non-nesting season. Even if herons relocate after deserting a colony, consequences of disturbance include fragmentation of breeding populations, total reproductive failure in colonies, reduced number of breeding pairs, and reduced reproductive output per pair. Ultimately this can affect the stability of the entire regional population (Bowman & Sidenus, 1984).

Herons are unpredictable in their response to disruption of a colony and the severity of the response does not always correspond to the magnitude of the disturbance (seemingly innocuous activities can produce serious results). The most important factors to consider when evaluating these effects, are the timing of the disturbance in relation to critical periods of the nesting season and the degree to which the birds are able to adjust to human activities (degree of exposure-induced habituation). Herons are sensitive to humans and mammals moving around under their nesting trees.

Birds generally choose lush locations, such as city parks, schools, business parks, and neighborhoods with high tree density; however, nothing *typical* should be assumed.

During the spring and summer, many birds, including some migrants, nest in Los Angeles County. Unfortunately, this is also the time of year that cities and residents tend to trim trees, prune shrubs, and clear brush. Severely cutting, trimming, and topping trees and other greenery in the spring and summer can destroy nests and may eliminate valuable nest sites.

There are laws that protect birds, their nests, eggs, and young from being removed, destroyed or harassed. A summary of these laws are contained in this booklet. It is worthwhile mentioning that violating any of these laws may result in fines and imprisonment.

Los Angeles Audubon has created these guidelines to inform city authorities, tree trimming contractors, and the general public about the impact on birds by trimming during the times of the year when they are nesting. With your help, great numbers of birds may be spared the destruction of their nests and young each year. In turn, our birds can achieve healthy populations, and continue to provide ecological and aesthetic benefits to humans. More importantly, it will ensure that future generations will be able to enjoy the bounty of birds that call Los Angeles County home.

IMPORTANT PHONE NUMBERS

To report bird harassment, killing, and/or destruction of bird nests:
CALIFORNIA DEPARTMENT OF FISH AND GAME: (888) 334-2258
For nesting surveys: (858) 467-4201

For advice on nesting birds or referrals for nest surveys:
LOS ANGELES AUDUBON: (323) 876-0202

To report bird harassment, killing, and/or destruction of bird nests in county parks:
L.A. COUNTY PARKS & RECREATION: (213) 738-2961
Emergency After Hours: (213) 974-1234

To report nest disturbance, inappropriate trimming in the City of Los Angeles:
L.A. URBAN FORESTRY DIVISION: EMERGENCY: 311

To report nest disturbance, inappropriate trimming in the coastal zone:
CALIFORNIA COASTAL COMMISSION
Enforcement officer: (562) 590-5223

LAWS PROTECTING BIRDS



City of Los Angeles Municipal Code:

Sec. 53.48. SONG BIRDS – KILLING

No person shall kill any song bird or destroy or rob the nest of any such bird.

California State Code:

3503. It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.

3503.5. It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds of prey) or to take, possess or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.

Federal Migratory Bird Treaty Act

703. Taking, killing, or possessing migratory birds unlawful.

“...it shall be unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill, possess, offer for sale, sell, offer to barter, offer to purchase, deliver for shipment, ship, export, import, cause to be shipped, exported, or imported, deliver for transportation, transport or cause to be transported, carry or cause to be carried, or receive for shipment, transportation, carriage, or export, any migratory bird, any part, nest, or eggs of any such bird, or any product, whether or not manufactured, which consists, or is composed in whole or part, of any such bird or any part, nest, or egg thereof...”

APPENDIX A

TYPES OF BIRD NESTS

- Birds as small as hummingbirds and as large as herons nest on tree branches, so do hawks, owls, and crows. The nests may be found at every level of the tree, from the crown to the under-story; they may be near the crotch, between branch and trunk, or out toward the end of a branch. Birds may use maples, pines, junipers, oaks, sycamore, and palm trees for nesting.
- Some birds, such as some species of sparrow, use grassland and brushy areas, making the nest on the ground.
- Species such as wrens, juncos, and finches may build their nests in bushes and shrubs with dense, compact foliage, or on the ground below them.
- Some swallows and flycatchers build mud nests attached to the sides of buildings, under culverts, and the eaves of houses.
- Woodpeckers, wrens, some species of owls, sapsuckers, and swallows use cavities that they either excavate themselves or use after another has abandoned it. They will use holes found in live and dead trees, stumps, cacti, and sides of old buildings.

The *types of nests* that birds construct are as varied as the birds themselves. A few of the major examples are:

- **Scrape nests** are simple depressions in the ground (sometimes with a few stones or leaves added), or in the leaf litter. Such nests are used by shorebirds, gulls, terns, nighthawks, vultures, and other species.
- **Burrow nests** are very effective at protecting eggs and young from predators and maintaining an appropriate microclimate for eggs and young. Some birds, like Bank Swallows and Belted Kingfishers, usually construct their own burrows, while others, such as Burrowing Owls, may use the burrows constructed by other species.
- **Cavity nests** are used by numerous passerines, woodpeckers, owls, parrots, and some waterfowl. Woodpeckers construct their own cavity nests and are referred to as primary cavity nesters. Species that use natural cavities or cavities constructed by primary cavity nesters are called secondary cavity nesters.
- **Platform nests** are relatively flat nests that may be located on the ground, in a tree, or on the tops of rooted vegetation or debris in shallow water.
- **Cupped nests** are, of course, cup shaped. Such nests may be constructed of various materials and in a variety of locations. Noted ornithologist, Olin Sewall Pettingill, subcategorized cup nests as follows:
 - **Supported cupped nests;** nests located in the crotches and branches of trees and shrubs, supported mainly from below. Many passerines and hummingbirds build such nests.

IMPORTANT FACTS TO CONSIDER WHEN PLANNING A PROJECT

- Trimming or removal of trees can only be conducted safely *outside of the breeding seasons* for the bird species inhabiting the area. A qualified independent biologist or the California Department of Fish and Game should be retained by the City and/or project manager to conduct focused nest surveys prior to any work.
- All persons under contract should be made fully aware of the laws protecting birds and the proper protocols when encountering active nests.
- Hire an arborist that is ISA (International Society of Arborists) certified, a licensed landscaper, or a qualified tree trimmer who knows and cares about a tree's health. Avoid hiring *bargain* tree trimmers or handymen, as they are generally inexperienced and may cause more harm than good to the trees.
- Most trees in Southern California are trimmed *excessively and inappropriately*, especially around apartment complexes and condominiums. This is not only to the detriment of the trees, but it leaves fewer habitats for birds to thrive in. Examples of *unnecessary tree trimming* are:
 - *Thinning out pine trees and conifers to the point that you can see through them.*
 - *Sycamore trees —do not need pruning because they don't drop limbs.*
 - *Removing dead palm fronds that drape down around the trunks of palm trees, which provide valuable nest sites for orioles and kingbirds.*
- Choose tree varieties wisely. Put the right tree in the right place to prevent the need to severely trim or remove trees because they are too big, no longer 'work,' or are causing problems for plumbing, uprooting sidewalks, growing into electrical lines, etc.

Please remember, trees are not ornaments; they are living organisms and will naturally become a host for other living things.

IMPORTANT FACTS ABOUT NESTING BIRDS



The Time of Year that Birds Typically Nest

Many species nest between March 1 and August 31. California Department of Fish and Game often requires surveys for raptors from January 15 to September 15. But nesting birds, especially hummingbirds, hawks and owls, may be found at any time of year, depending on the species. However, there are several species that court and nest outside this time frame, for example, some herons and egrets, many raptors (birds of prey), and most hummingbirds. See Appendix B for guidance on safe times for trimming near heron and egret nests. Consult an independent qualified biologist for safe trimming times upon discovering any large nest.*

**Certain species such as hawks, owls, herons, egrets, crows, and ravens also often re-use nests. If a large nest made of twigs is encountered, even if unoccupied, assume that it belongs to one of these birds and do not disturb it.*

Types of Birds that Nest in Los Angeles County

There are a great variety of species that call Los Angeles County home. The following is a brief list of species, *but please note that it is not all-inclusive.*

- herons, egrets, cormorants**
- hawks, falcons, owls
- pigeons, doves
- hummingbirds, swallows
- woodpeckers
- crows, ravens, jays
- wrens, bushtits, mockingbirds, orioles, sparrows, finches

NOTES

**See Appendix B for special considerations for Herons, Egrets and Cormorants.

What To Do Before Trimming

It is best to avoid the nesting season altogether and do your tree trimming between September and February. At any time the area should be carefully inspected before you begin your operation. For larger areas and sensitive habitats such as areas of native plants, dense brush, stream sides and stands of trees, it is best to hire a trained biologist to conduct the survey.* Laypersons may attempt to conduct their own nest survey; however in most cases this is not possible or practical. Most birds conceal their nests carefully and will not be visible to the average observer; but they do give obvious clues of their whereabouts. There are several ways to detect bird nests: 1) look on the ground for concentrations of white-colored droppings, then check the vegetation above; 2) as you walk through an area, look for birds flying out of vegetation close to you and intensely scolding you; they may have a nest nearby; 3) sit quietly and watch for birds that may be bringing nest material or food repeatedly to one place. Birds tend to place their nests just on the undersides of the tree canopy and where branches join together.

*See Appendix A for detailed nest descriptions

When an Active Nest is Found – STOP TRIMMING!

All work that has the potential to disturb or destroy the nest should cease in the immediate vicinity (50 ft is a good rule of thumb for songbirds, 500 ft for raptors). The nest should not be touched or moved. A qualified biologist or the California Department of Fish and Game can assist in making determinations on how far away to remain from the nest and other measures to avoid disturbing or destroying it. Ideally the nest should remain undisturbed until the young have fledged (left the nest on their own) or the nest is abandoned.

Advice on Finding Nests: Professional Nest Surveys

If you are not comfortable or able to perform a nest survey prior to your project, qualified biological consultants can be found online, or the California Department of Fish and Game may be able to assist you. Either one can perform a nest survey of the trees, shrubs, brush, or other vegetation in question. As stated previously, nests are not easy to spot or to identify. Special care needs to be taken to survey the project area if it includes trees, abandoned buildings, brush, vacant lots, and deadfall.

How Finding Nests May Affect a Project

If the nest contains unhatched eggs or young, work within 50 feet or more of the nest may need to be delayed depending on the species involved. When the species is identified, California Department of Fish and Game or Los Angeles Audubon may be able to provide the amount of time until the eggs hatch and nestlings fledge. If the nest is voluntarily abandoned or depredated (and again depending on species) work probably can be continued. However, a precise determination can only be made by an expert such as a consulting biologist or the California Department of Fish and Game.

Why Nests Can't be Disturbed or Moved to Another Location

The parents choose the nest location for specific reasons: proximity to food and water sources; protection from predators and the elements. Birds may abandon their nest (which may already include eggs or young) if it is disturbed or if the parents are harassed. Moving a nest requires special permission from the U.S. Fish and Wildlife Service and is usually only granted for human health and safety reasons.

What You Can Do If You Witness Tree Trimmers Disturbing or Destroying Nests

Ask them to stop, and make them aware it is against the law. Then, a call should be placed to the California Department of Fish and Game. [See IMPORTANT PHONE NUMBERS] Be prepared to provide the exact location of the activity. Specifically note address and cross streets as well as a vehicle license plate number or name of the company doing the trimming.

Why We Should Care About Protecting Birds' Nests

First and foremost, it is the law. Second, birds provide numerous beneficial activities, such as eating many thousands of insect pests, which may eliminate some of the need for toxic pesticides. They also disperse seeds over wide areas, ensuring plant health and biodiversity. Finally, many bird populations nationwide are plummeting primarily due to the impact of human activities. Birds are creatures of the earth, a family of animals with which we share this planet and its limited resources. Our positive, cumulative actions can make the difference in ensuring their long-term survival.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. TR063296-(2)
VESTING TENTATIVE TRACT MAP NO. TR063296**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted duly-noticed public hearings in the matter of Vesting Tentative Tract Map No. TR063296 ("VTTM") on May 30, 2018, June 13, 2018, and August 15, 2018. The VTTM was heard concurrently with General Plan Amendment No. 200500009 ("Plan amendment"), Zone Change No. 200500014 ("zone change") and Conditional Use Permit No. 201500152 ("CUP").
2. The subdivider, Doug Maupin ("subdivider"), requests to create one multi-family residence lot developed with 58, townhouse-style condominium units within seven buildings on 3.13 gross acres.
3. The Project is located at 1232, 1238, 1244, 1246 & 1248 W. Normandie Avenue; 22318, 22320, & 22322 Normandie Avenue; and the vacant lot at the corner of Normandie Avenue & W. 223rd St.
4. The Plan Amendment is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map ("Land Use Policy Map") by amending the Project Site's land use designation from H9 (Residential – Up To 9 Dwelling Units Per Acre) and IL (Light Industrial) to H30 (Residential – Up To 30 Dwelling Units Per Acre).
5. The Zone Change is a related request to amend the Project Site's zoning from Zones A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and M-1 (Light Manufacturing) to Zone R-3-23U-DP (Limited Multiple Residence - 23 Dwelling Units Per Net Acre - Development Program Zone). The –DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.
6. The CUP is a request to authorize a development program in connection with a zone change request in Zone R-3 pursuant to Los Angeles County Code ("County Code") section 22.40 Part 2.
7. The approval of the CUP and Vesting Map will not become effective unless and until the Board has approved the Plan amendment and zone change, and both have become effective.
8. The Project Site is 3.13 gross acres (2.54 net acres) in size and consists of six lots. The Project Site is "L" shaped with relatively flat topography and is developed with single family residences and an auto repair and storage yard.

9. The Project Site is located in the Carson Zoned District and is currently zoned A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and M-1 (Light Manufacturing).
10. The Project Site is located within the H9 (Residential – Up To 9 Dwelling Units Per Acre) and IL (Light Industrial) land use categories of the County-wide General Land Use Policy Map.
11. Surrounding Zoning within a 500-foot radius includes:
 - North: A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and R-3-DP (Limited Multiple Residence – Development Program Zone)
 - South: M-1 (Light Manufacturing)
 - East: A-1
 - West: City of Los Angeles
12. Surrounding land uses within a 500-foot radius include:
 - North: Single- and Multi-Family Residences, Elementary School/
 - South: Mobilehome Park, Liquor Store, Apartments, Commercial and Industrial Storage
 - East: Single-Family Residences, Church
 - West: Recreation Center and Single-Family Residences
13. The Project Site was zoned A-1 and M-1 in 1954. Single-family residences were built on the four easternmost Zone A-1 lots between 1926 and 1963. On March 18, 1980, Plot Plan No. 30178 was approved authorizing a recreational vehicle repair facility with parking and storage area, as well as auto repair. A Certificate of Compliance (CC 03-080) was approved for the Project site and recorded in 2003 (Recordation No. 03-1483543). The Commission previously conducted a duly-noticed hearing on the Plan amendment, zone change, CUP and vesting tentative map on September 17, 2008. At that meeting, the Commission recommended approval of the Project. On May 31, 2016, the Board of Supervisors remanded the Project to the Regional Planning Commission and directed staff to conduct additional environmental review for the Project, review any proposed design changes, and verify the plan amendment and zone change boundaries.
14. The site plan, labeled Exhibit "A", depicts 58 attached townhouse-style condominium units in seven buildings dispersed evenly throughout the Project site. The Project site is in an "L"-shaped configuration. The buildings will be three and four 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.

15. Primary access to the Project Site will be via a gated entrance/exit on West 223rd Street. Emergency vehicle only access to the Project Site will be via an entrance/exit on Normandie Avenue.
16. The Project will provide a total of 131 parking spaces, 116 of which will be reserved for residents and 15 of which will be reserved for guests. All 131 of the parking spaces reserved for residents are contained within the individual two-car garages in each of the seven condominium buildings. Guest parking spaces are provided in two locations within the Project Site. Ten guest spaces are located along the southerly property boundary, connecting to the circular turn around at the east end of the Project site. The other five spaces are located near the primary entrance/exit, north of building six.
17. Internal circulation and access for the Project will be provided by a private driveway and fire lane system with a paved width of 26 feet. The internal circulation system consists of a main private driveway and fire lane system (sections "A," "B," & "E") with two drives ("C" & "D") that branch off and dead end to provide access to buildings one through four. An emergency vehicle only access is provided along Normandie Avenue.
18. The County Department of Public Works ("Public Works") and Fire have provided conditions of approval, which are included in the Project's conditions. The County Department of Parks and Recreation ("Parks and Recreation") has also cleared the Project, subject to payment of the park obligation fee. This restriction is included in the Project's conditions. The County Department of Public Health recommended approval of the Project since it will be served by the existing public water and sewer systems.
19. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the 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 for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.
20. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, and newspaper, and property posting. Additionally, the Project was noticed, and case materials were made available on the Department's website and at the Carson library located in Carson.
21. Staff received one letter in support of the Project and 116 petitions in opposition to the Project as designed and requesting re-evaluation of the Project. Staff also received

two phone calls opposing the Project due to concerns about an increase in traffic and increased demand for street parking as well as one phone call which was a general Project inquiry.

22. Pursuant to Section 22.60.230.B.2 of the County Code, when the Commission makes a recommendation on a request for a zone change and/or plan amendment, as is the case for this Project, any concurrent decision by the Commission on a conditional use permit and related permits concerning the same lots or parcels of land shall be deemed called up for review by the Board.
23. A public hearing was held on May 30, 2018 before the Commission where staff recommended a continuance to June 13, 2018 to complete the legal notification period. One speaker spoke in favor of the Project and the suggested continuance and a second speaker did not speak in favor or opposition to the Project, but asked general questions about the Project (i.e. Project layout, whether an increase in traffic would result, whether the Project included anti-graffiti features, etc.). After hearing all testimony, the Commission voted to continue the public hearing to June 13, 2018.
24. A duly noticed public hearing was held on June 13, 2018 before the Commission. Staff gave a presentation and provided the Commission with a supplemental package containing 92 petitions opposing the Project as designed and a summary of a phone call opposing the Project. A total of five speakers testified. Four speakers testified in opposition to the Project citing concerns related to increased traffic congestion, decreased street parking, potential for crime, and the proposed single public access along 223rd Street. The applicant, at the time, testified in favor of the Project and said that it is not able to provide affordable housing unit set-asides due to financing issues and proffered a charitable contribution to aid the County in its effort to increase the affordable housing stock. The Commission indicated their preference for the Project to accommodate affordable housing unit set asides on-site rather than for the County to accept a contribution to aid affordable housing development elsewhere in the County. Commissioner Smith expressed his opinion that a commensurate community benefit for allowing a zone change and Plan amendment to increase density could be in the form of affordable housing unit set-asides. The Commission voted 5-0 to continue the hearing to August 15, 2018 to give staff time to look into traffic concerns raised by the public and to give the applicant time to look into incorporating affordable housing unit set asides into the proposed Project.
25. A duly noticed public hearing was held on August 15, 2018 before the Commission. The Commission heard a presentation from Regional Planning staff and testimony from the successive subdivider and representative for the majority property owner. The subdivider testified that he had entered into a contract with the property owners and was willing to set-aside three affordable housing unit set-asides for the moderate income level. The manager of the majority property owner spoke in favor of the Project and indicated he had entered into an agreement with a subdivider that could move the Project forward. Commissioner Louie pointed out that the Project had stalled for many years, that there had been recent changes as to representations in the subdivider role, and further expressed that times were different compared to when the Project started. Commissioner Louie said that he could support a 10% voluntary set-aside given the

Project stood to benefit from an increase in density through approval of a zone change and Plan amendment. The subdivider agreed to set-aside five moderate-income level affordable housing unit set-asides for the project. Commissioner Shell indicated that if the stop sign study finds a traffic sign is necessary, there should be a mechanism to later add the sign. Staff indicated a condition would be added to ensure installation of a stop sign if recommended by the study. The Commission approved the Project and recommended adoption of the Plan amendment and zone change to the Board of Supervisors subject to an additional condition of approval to ensure installation of a stop sign if recommended by the stop sign study and revision of conditions of approval to reflect the Project's volunteering of five moderate-income affordable housing unit set-asides.

26. The Commission finds that the Project is consistent with the proposed H30 land use classification set forth by the County-wide General Plan Land Use Policy Map. The Residential land use classification allows up to 30 units per net acre. Based on the size of the site and application of the land use category, the proposed 58 units is less than the maximum number of residential units that may be developed.
27. The Commission finds that that the Project is consistent with the proposed R-3-23 U-DP zoning classification because multi-family residences are permitted by right within this zone. The Commission further finds that the Project complies with the density provisions of the proposed Zone R-3-23U-DP because the total number of units for the Project is within the maximum density allowed for the proposed Zone R-3-23U-DP. The Commission further finds that, with the related vesting map and the attached conditions, the Project will comply with the requirements of the -DP overlay zoning.
28. The Commission finds that the proposed Project and the provisions for its design and improvements are consistent with the goals and policies of the General Plan. The Commission further finds that the Project encourages a more concentrated urban pattern through revitalization of deteriorating urban areas; and protects the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation, such as excessive noise, noxious fumes, glare, shadowing, and traffic.
29. The Commission finds that the subdivider has demonstrated the suitability of the Project Site for the proposed uses; that establishment of the proposed use at such location conforms to good zoning practices; and compliance with the attached conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
30. The Commission finds that the Project Site is physically suitable for the type of development and density proposed because the site has access to a County-maintained street and will be served by public sewer facilities and water supplies to meet anticipated needs.
31. The Commission finds that the proposed development program in conjunction with the conditions for this vesting map and the CUP provide the necessary safeguards to ensure completion of the proposed development by the subdivider and that the

development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, and development needs of the area. Following the sequence of the development program in conjunction with the conditions for this Vesting Map and the CUP will require obtaining a final public report from the State of California Department of Consumer Affairs, Bureau of Real Estate, which is required to sell or lease air space units.

32. The Commission finds that the proposed use will be consistent with the adopted General Plan. The proposed condominiums are consistent in design and density at 23 dwelling units per acre and compatible with the neighboring condominium development to the north.
33. The Commission finds that the compatibility with surrounding land uses will be ensured through the vesting map, CUP, and related Plan amendment and zone change, which includes the-DP overlay zoning.
34. The Regional Planning Commission finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the General Plan. The Project revitalizes deteriorated urban areas.
35. The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed since the property is relatively flat and is served by adequate road and utility infrastructure.
36. The Regional Planning Commission finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.
37. The Regional Planning Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately addressed.
38. The Regional Planning Commission finds that there is no substantial evidence, based on the record as a whole, that the proposed Project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.
39. The Regional Planning Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.

40. The Regional Planning Commission finds that 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.
41. The Regional Planning Commission finds that 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.
42. The Regional Planning Commission finds that 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.
43. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, and newspaper (The Breeze and La Opinion), and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the West Carson/Carson community. On April 24, 2018, a total of 141 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 2 notices to those on the courtesy mailing list for the Carson Zoned District and to any additional interested parties.
44. The Commission finds that the subdivider is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
45. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the subdivider's compliance with the attached conditions of approval and MMRP.
46. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.
47. The location of the documents and other materials constituting the record of proceedings upon which the Commission decision is based in this matter is at 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, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan; 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.
- B. 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, or as is otherwise required in order to integrate said use with the uses in the surrounding area, and 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.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
- 2. Approves Vesting Tentative Tract Map No. 063296-(2), subject to the attached conditions.

ACTION DATE: August 15, 2018

SDJ:MP
August 15, 2018

c: Each Commissioner

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. TR063296-(2)
VESTING TENTATIVE TRACT MAP NO. 063296**

PROJECT DESCRIPTION

The project is a 58-unit residential townhouse-style condominium development with the attached units spread among seven buildings.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. 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 ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition Numbers 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years after the approval date. In the event that Vesting Tentative Tract Map No. TR063296 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.
9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
10. Within five (5) working days from the day after final approval, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,291.25** (\$2,216.25 for a Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
13. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
14. 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 ("Commission") or a 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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
18. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on 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.

In the event of graffiti or other extraneous markings occurring, 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.

20. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five (5) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **October 15, 2018**.
21. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **five (5) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

22. This grant shall authorize the creation of one multi-family residence lot containing 58 attached townhouse-style condominium units spread among seven buildings as depicted in the Exhibit "A" dated April 24, 2007 or an approved amended Exhibit "A," subject to all of the following conditions of approval.
23. 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 Zones A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) and M-1 (Light Industrial) to Zone R-3-23U-DP.
24. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
25. The shared driveway shall be labeled as Private Driveway and Fire Lane on the final map.
26. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 58 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas. These common areas will, in turn, provide the necessary access and utility easements for all of the units.

27. The project site shall be developed and maintained in substantial conformance to the approved Exhibit "A" Map dated April 24, 2007, or an amended exhibit map approved by the Director.
28. The permittee shall not obtain any grading permit for the project prior to recordation of the final map.
29. The subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for the private driveway and fire lane paving design and widths as depicted on the approved exhibit map dated April 24, 2007, or an amended exhibit map approved by the Director.
30. Prior to obtaining final map approval, the subdivider shall submit a draft copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof.
31. The subdivider shall provide in the CC&Rs, a method for the continuous maintenance of the common areas, including but not limited to, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and recreation area, to the satisfaction of the Director.
32. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.
33. State in the CC&Rs that parking of recreational vehicles and outside storage shall not be allowed within the development.
34. Disclose in the CC&Rs, information related to business operations and business hours for all existing adjacent non-residential uses, to include information regarding noise and other nuisances.
35. 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 existing 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.
36. Except as expressly modified herein, the subdivider shall comply with all of the recommended conditions set forth in the attached County Public Works, Fire, Public Health, and Parks and Recreation Department letters concerning Tentative Tract Map Date: April 24, 2007.
37. The subdivider or successor in interest shall plant at least 27 trees that are native to the region along the frontage of the multi-family residence 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.

38. In the event the Department of Public Works' ("DPW") stop sign study finds installation of a stop sign is warranted at the intersection of 228th and Meyler Streets, prior to issuance of any grading and/or building permits for the Project, the subdivider shall install a stop sign(s) to the satisfaction of DPW.

Attachments:

Agency Approvals

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

JMS

Prepared by Juan M Sarda
lr63256L-rev3 doc

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  Date 05/24/07 Phone (626) 458-4921
ELAINE KUNITAKE *5/24/07*

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

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.

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

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.

 Reviewed by _____ 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.
F:\Yoshi\63296\TerlTa

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 new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Land Development Division at (626) 458-3129 for new locations of any above ground utility structures in the parkway.
10. A portion of Normandie Avenue is in the City of Los Angeles 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

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

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.

Prepared by Joseph Nguyen
tr63296r-rev3.doc



Phone (626) 458-4921

Date 05-09-2018



DONALD L. WOLFE, Director

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>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91803-1460

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 J. WINTER
Assistant Deputy Director
Traffic and lighting Division

GS:cn

LANDDEVELOPMENTREVIEW\GHASSAN\PROJECTS\SITE\TR\vermontAvenueat223rdStreet\TR63296\DOCUMENTS\TR63296CostEstimate.doc

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



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

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

Ms. Francesca S. Bravo
February 13, 2006
Page 2

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:\pub\WPP\FILES\STU\Amanda\EIR's 2000\EIR06027 doc

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.

345

Prepared by Julian Garcia
063296s-rev3 doc

Phone (626) 458-4921

Date 06-04-2007

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
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP - Jada

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



**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 = Proposed Units + Exempt Units

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

Surf D 200
May 30, 2007 09:28:13
QMB02F.FRY



**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:

$$(P)\text{people} \times (0.003)\text{ Goal} \times (U)\text{units} = (X)\text{ acres obligation}$$

$$(X)\text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- 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 = Proposed Units + Exempt Units

	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



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

May 17, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Marie Pavlovic
Land Divisions Section

Project No. TR063296 – General Plan Amendment No. 200500009 – Zone Change No. 200500014 – Conditional Use Permit No. 200500152 – Vesting Tentative Tract Map No. 063296 - RPC Meeting: May 30, 2018 - Agenda Item: 7

[The above-mentioned item is a request to develop 58 attached dwelling units.]

Due to a noticing issue, staff recommends that the public hearing be continued to June 13, 2018.

SUGGESTED MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THE PUBLIC HEARING TO JUNE 13, 2018.

If you need further information, please contact Marie Pavlovic at (213) 974-6433 or mpavlovic@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SDJ:MP

Enclosure(s):

Subject
Date
Page 2 of 2



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

May 24, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Marie Pavlovic
Land Divisions Section

Project No. TR063296 – General Plan Amendment No. 200500009 – Zone Change No. 200500014 – Conditional Use Permit No. 200500152 – Vesting Tentative Tract Map No. 063296 - RPC Meeting: May 30, 2018 - Agenda Item: 7

[The above-mentioned item is a request to develop 58 attached dwelling units.]

At the request of the subdivider, Conditional Use Permit (“CUP”) Condition No. 35 was modified to include the moderate income household limit of up to 120% area median income (“AMI”). Also, Condition Numbers 36 and 37 were added to the CUP Conditions of Approval requiring affordable unit(s) registration/certification and monitoring/inspection fees and requiring project conformance with all applicable local, state, and federal laws and regulations, respectively.

Please find enclosed a completed Mitigation Monitoring and Reporting Program Agreement for the above referenced item, that was received subsequent to hearing package submittal at the Regional Planning Commission.

If you need further information, please contact Marie Pavlovic at (213) 974-6433 or mpavlovic@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SDJ:MP

Enclosure(s): Draft Conditions and Mitigation and Monitoring and Reporting Program Agreement

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. TR063296-(2)
CONDITIONAL USE PERMIT NO. 200500152**

PROJECT DESCRIPTION

The Project is a 58-unit residential condominium development with the attached units spread among seven buildings.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. 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 ("County") Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Numbers. 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the subdivider, or the owner of the subject property if other than the subdivider, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) 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.
9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
10. Within five (5) working days from the day after final approval, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,291.25** (\$2,216.25 for a Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
13. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
14. 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 ("Commission") or a 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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
18. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional

Planning. These shall include any of the above that do not directly relate to the business being operated on 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.

In the event of graffiti or other extraneous markings occurring, 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.

20. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five (5) copies of** a modified Exhibit "A" shall be submitted to Regional Planning by **July 29, 2018 days**.
21. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **five (5) copies of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

DEVELOPMENT PROGRAM CONDITIONS

22. This grant authorizes the development program for the Project consisting of 58 attached residential condominium units spread among seven buildings in a gated development, as depicted on the approved Exhibit "A" (dated April 24, 2007) or an approved amended Exhibit "A", subject to all of the following conditions of approval.
23. 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).
24. The project shall be developed in accordance to the attached development program.
25. The following modifications from the County Code shall be authorized as depicted in the approved Exhibit "A":
 - a. Modification of the maximum permitted building height of 35 feet in the R-3 zone to allow up to 44 feet for buildings labeled 1 through 5 only.
 - 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 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 required front yard 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.
26. 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.
27. No existing building or structure which under the development program is to be demolished shall be used.
28. No existing building or structure which, under the development program, is to be altered shall be used until such building or structure has been so altered.
29. 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.
30. The permittee shall provide bicycle parking as required by the County Code, calculated at a parking ratio of one space per each 10 dwelling units for short-term bicycle parking, and one space per each two dwelling units for long-term bicycle parking. For 58 residential units, not less than six short-term spaces based on the applicable ratio.
31. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of two covered spaces for each dwelling unit and one guest space for every four dwelling units. The 58 residential units would require not less than 116 covered spaces and 15 guest spaces to be provided based on the applicable ratio.
32. The permittee shall not obtain any grading permit for the project prior to recordation of the final map.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

33. Submit a landscape plan to the Department of Regional Planning for review and approval prior to issuance of a building permit. The planting palette shall consist of species that are native to the region.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

34. All improvements, including landscaping, shall be completed prior to the occupancy of any structures.

35. Prior to issuance of the first Certificate of Occupancy, the subdivider or successor in interest shall enter into a covenant with the Los Angeles County Community Development Commission ("CDC") to set aside three dwelling units for moderate-income households with a maximum income limited to 120% area median income ("AMI") as defined in California Health and Safety Code Section 50079.5, 50093, 50105 and 50106. The three affordable units shall be set-aside for a period of not less than 55 years from the date of issuance of the Certificate of Occupancy. The covenant shall also specify the location of the three affordable units, to the satisfaction of the Director and CDC. The covenant shall be reviewed and approved by the CDC prior to recordation of the document and a recorded copy of the covenant shall be provided to Regional Planning and the CDC.
36. The covenant shall contain provisions requiring owners to comply with monitoring procedures as specified in County Code Section 22.56.2640, including registration/certification of affordable units and payment of monitoring/inspection fees. The subdivider or successor in interest shall register each affordable unit, at the time of sale and certify annually with CDC thereafter, on or before January 1 of each year, that the affordable housing unit(s) remain in conformance with the terms of the covenant. Additionally, the subdivider or successor in interest shall deposit monitoring/inspection fees with the CDC at the time the covenant is entered into with CDC and before a certificate of occupancy is issued by DPW for any unit in the project. The monitoring/inspection deposits shall be \$125 per affordable housing set-aside unit per year or the current recovery cost, whichever is greater, and the applicant shall provide the total cumulative amount for the term of the grant, to be deposited into a trust fund from which actual costs are deducted by the CDC to defray the ongoing monitoring costs.
37. The project shall comply with all applicable local, state, and federal laws, statutes, ordinances, codes, rules, regulations, conditions of approval, or authorizations.

Attachments:

Pacific Gateway Project (TR063296) Development Program

Mitigation Monitoring and Reporting Program (pages 1-8)

Nesting Birds: Guide to Bird-Friendly Tree and Shrub Trimming and Removal



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

May 31, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Marie Pavlovic
Land Divisions Section

Project No. TR063296 – General Plan Amendment No. 200500009 – Zone Change No. 200500014 – Conditional Use Permit No. 200500152 – Vesting Tentative Tract Map No. 063296 - RPC Meeting: June 13, 2018 - Agenda Item: 5

The above-mentioned item is a request to create one multi-family lot for the development of 58 attached townhouse style condominium dwelling units.

Hearing Proceedings

The Regional Planning Commission opened a hearing on May 30, 2018 where staff recommended a continuance to complete the public hearing notification period. At the hearing, two speakers testified. One speaker testified in support of the project and the other asked questions of a general nature (i.e. project layout, traffic increase, measures to prevent graffiti, etc.) to learn more about the project. The Regional Planning Commission voted 4-0 to continue the hearing to June 13, 2018.

Supplemental Information

Subsequent to submittal of the supplemental hearing package dated May 24, 2018, staff received two phone calls from the public. One phone call was a general inquiry and the other caller expressed concern that the single public entrance/exit on W. 223rd Street may not sufficiently serve the number of proposed units; she also disagreed with the choice of fence materials; and expressed concern over increased traffic along West 223rd Street and a potential increase in demand for street-parking.

Also, please find enclosed draft vesting tentative tract map findings and conditions of approval, clarifying in the title and header that the findings and conditions are related to the vesting tentative tract map.

Project No. TR063296

May 31, 2018

Page 2 of 2

SUGGESTED MOTION:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

Entitlement:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE VESTING TENTATIVE TRACT MAP NUMBER TR063296 AND CONDITIONAL USE PERMIT NO. 200500152, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS; AND RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE PLAN AMENDMENT NO. 200500009 AND ZONE CHANGE NO. 200500014.

SDJ:MP

Enclosure: Draft Vesting Tentative Tract Map TR063296 findings and conditions of approval

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. TR063296-(2)
VESTING TENTATIVE TRACT MAP NO. TR063296**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Vesting Tentative Tract Map No. TR063296 ("VTTM") on May 30, 2007. The VTTM was heard concurrently with General Plan Amendment No. 200500009 ("Plan Amendment"), Zone Change No. 200500014 ("Zone Change") and Conditional Use Permit No. 201500152 ("CUP"). The Commission previously conducted a duly-noticed hearing on the Plan amendment, zone change, CUP and vesting tentative map on September 17, 2008. At that meeting, the Commission recommended approval of the project.
2. The subdivider, Storm Properties, Inc ("subdivider"), requests to create one multi-family residence lot developed with 58, townhouse style condominium units within seven buildings on 3.13 gross acres.
3. The Project is located at 1232, 1238, 1244, 1246 & 1248 W. Normandie Avenue; 22318, 22320, & 22322 Normandie Avenue; and the vacant lot at the corner of Normandie Avenue & W. 223rd St.
4. The Plan Amendment is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map ("Land Use Policy Map") by amending the Project Site's land use designation from H9 (Residential – Up To 9 Dwelling Units Per Acre) and IL (Light Industrial) to H30 (Residential – Up To 30 Dwelling Units Per Acre).
5. The Zone Change is a related request to amend the Project Site's zoning from Zone A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and M-1 (Light Manufacturing) to R-3-23U-DP (Limited Multiple Residence - 23 Dwelling Units Per Net Acre - Development Program Zone). The –DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.
6. The CUP is a request to authorize a development program in connection with a zone change request in the R-3 zone pursuant to Los Angeles County Code ("County Code") section 22.40 Part 2.
7. The approval of the CUP and Vesting Map will not become effective unless and until the Board has approved the Plan Amendment and Zone Change, and both have become effective.
8. The Project Site is 3.13 gross acres (2.54 net acres) in size and consists of six lots. The Project Site is "L" shaped with relatively flat topography and is developed with single family homes and an auto repair and storage yard.

9. The Project Site is located in the Carson Zoned District and is currently zoned A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and M-1 (Light Manufacturing).
10. The Project Site is located within the H9 (Residential – Up To 9 Dwelling Units Per Acre) and IL (Light Industrial) land use categories of the County-wide General Land Use Policy Map.
11. Surrounding Zoning within a 500-foot radius includes:
 - North: A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and R-3-DP (Limited Multiple Residence – Development Program Zone)
 - South: M-1 (Light Manufacturing)
 - East: A-1
 - West: City of Los Angeles
12. Surrounding land uses within a 500-foot radius include:
 - North: Single and Multi-Family Residences, Elementary School/
 - South: Mobilehome Park, Liquor Store, Apartments, Commercial and Industrial Storage
 - East: Single-Family Residences, Church
 - West: Recreation Center and Single-Family Residences
13. The Project Site was zoned A-1 and M-1 in 1954. Single-family residences were built on the four easternmost A-1 zoned lots between 1926 and 1963. On March 18, 1980, Plot Plan No. 30178 was approved authorizing a recreational vehicle repair facility with parking and storage area, as well as auto repair. A Certificate of Compliance (CC 03-080) was approved for the project site and recorded in 2003 (Recordation No. 03-1483543).
14. The 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 three and four 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.

15. The Project will contain a total of three for-sale condominium units set-aside for moderate-income households. These units are voluntary and incentives and/or a density bonus are not requested in connection with these set-asides.
16. Primary access to the Project Site will be via a gated entrance/exit on West 223rd Street. Emergency vehicle only access to the Project Site will be via an entrance/exit on Normandie Avenue.
17. The Project will provide a total of 131 parking spaces, 116 of which will be reserved for residents and 15 of which will be reserved for guests. All 131 of the parking spaces reserved for residents are contained within the individual two-car garages in each of the seven condominium buildings. Guest parking spaces are provided in two locations within the Project Site. Ten guest spaces are located along the southerly property boundary, connecting to the circular turn around at the east end of the project site. The other five spaces are located near the primary entrance/exit, north of building six.
18. Internal circulation and access for the Project will be provided by a private driveway and fire lane system with a paved width of 26 feet. The internal circulation system consists of a main private driveway and fire lane system (sections "A," "B," & "E") with two drives ("C" & "D") that branch off and dead end to provide access to buildings one through four. An emergency vehicle only access is provided along Normandie Avenue.
19. The County Department of Public Works ("Public Works") and Fire have provided conditions of approval, which are included in the Project's conditions. The County Department of Parks and Recreation ("Parks and Recreation") has also cleared the Project, subject to payment of the park obligation fee. This restriction is included in the Project's conditions. The County Department of Public Health recommended approval of the Project since it will be served by the existing public water and sewer systems.
20. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the 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 for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.
21. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, and newspaper, and property posting. Additionally, the Project was noticed, and case materials were made available on the Department's website and at the Carson library located in Carson.
22. Staff received one letter in support of the project.

23. Pursuant to Section 22.60.230.B.2 of the County Code, when the Commission makes a recommendation on a request for a zone change and/or plan amendment, as is the case for this project, any concurrent decision by the Commission on a conditional use permit and related permits concerning the same lots or parcels of land shall be deemed called up for review by the Board.
24. A duly noticed public hearing was held on May 30, 2018 before the Commission.
25. The Commission finds that the Project is consistent with the proposed H30 land use classification set forth by the County-wide General Plan Land Use Policy Map. The Residential land use classification allows up to 30 units per net acre. Based on the size of the site and application of the land use category, the proposed 58 units is less than the maximum number of residential units that may be developed.
26. The Commission finds that that the Project is consistent with the proposed R-3-23 U-DP zoning classification because multi-family residences are permitted by right within this zone. The Commission further finds that the Project complies with the density provisions of the proposed R-3-23U-DP zone because the total number of units for the Project is within the maximum density allowed for the proposed R-3-23U-DP zone. The Commission further finds that, with the related Vesting Map and the attached conditions, the Project will comply with the requirements of the -DP overlay zoning.
27. The Commission finds that the proposed Project and the provisions for its design and improvements are consistent with the goals and policies of the General Plan. The Commission further finds that the Project encourages a more concentrated urban pattern through revitalization of deteriorating urban areas; and protects the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation, such as excessive noise, noxious fumes, glare, shadowing, and traffic.
28. The Commission finds that the subdivider has demonstrated the suitability of the Project Site for the proposed uses; that establishment of the proposed use at such location conforms to good zoning practices; and compliance with the attached conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
29. The Commission finds that the Project Site is physically suitable for the type of development and density proposed because the site has access to a County-maintained street and will be served by public sewer facilities and water supplies to meet anticipated needs.
30. The Commission finds that the proposed development program in conjunction with the conditions for this Vesting Map and the CUP provide the necessary safeguards to ensure completion of the proposed development by the subdivider and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, and development needs of the area. Following the sequence of the development program in conjunction with the conditions for this Vesting Map and the CUP will require obtaining a final public report

from the State of California Department of Consumer Affairs, Bureau of Real Estate, which is required to sell or lease air space units.

31. The Commission finds that the proposed use will be consistent with the adopted General Plan. The proposed condominiums are consistent in design and density at 23 dwelling units per acre and compatible with the neighboring condominium development to the north.
32. The Commission finds that the compatibility with surrounding land uses will be ensured through the Vesting Map, CUP, and related Plan Amendment and Zone Change, which includes the-DP overlay zoning.
33. The Regional Planning Commission finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the General Plan. The project revitalizes deteriorated urban areas.
34. The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed since the property is relatively flat and is served by adequate road and utility infrastructure.
35. The Regional Planning Commission finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.
36. The Regional Planning Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately addressed.
37. The Regional Planning Commission finds that there is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.
38. The Regional Planning Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
39. The Regional Planning Commission finds that 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.

40. The Regional Planning Commission finds that 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.
41. The Regional Planning Commission finds that 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.
42. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, and newspaper (The Breeze and La Opinion), and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the West Carson/Carson community. On April 24, 2018, a total of 141 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 2 notices to those on the courtesy mailing list for the Carson Zoned District and to any additional interested parties.
43. The Commission finds that the subdivider is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
44. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the subdivider's compliance with the attached conditions of approval and MMRP.
45. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.
46. The location of the documents and other materials constituting the record of proceedings upon which the Commission decision is based in this matter is at 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, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan; 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.
- B. 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, or as is otherwise required in order to integrate said use with the uses in the surrounding area, and 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.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Approves Vesting Tentative Tract Map No. 063296-(2), subject to the attached conditions.

ACTION DATE: May 30, 2018

SDJ:MP
May 30, 2018

c: Each Commissioner

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. TR063296-(2)
VESTING TENTATIVE TRACT MAP NO. 063296**

PROJECT DESCRIPTION

The project is a 58-unit residential condominium development with the attached units spread among seven buildings.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “subdivider” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the subdivider, and the owner of the subject property if other than the subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition Numbers 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to subdivider or subdivider's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the subdivider according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the subdivider, or the owner of the subject property if other than the subdivider, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years after the approval date. In the event that Vesting Tentative Tract Map No. TR063296 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.
9. Prior to the issuance of any building permit(s), the subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The subdivider shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The subdivider shall provide proof of payment upon request from Regional Planning.
10. Within five (5) working days from the day after final approval, the subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the subdivider shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,291.25** (\$2,216.25 for a Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
11. The subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.

12. Within thirty (30) days of the date of final approval of the grant by the County, the subdivider shall record a covenant and agreement, which attaches the Mitigation Monitoring and Reporting Program ("MMRP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the subdivider shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
13. The subdivider shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The subdivider shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
14. 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 ("Commission") or a 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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
18. The subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the subdivider has control.
19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on 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.

In the event of graffiti or other extraneous markings occurring, the subdivider 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.

20. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five (5) copies of** a modified Exhibit "A" shall be submitted to Regional Planning by **July 29, 2018**.
21. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the subdivider shall submit **five (5) copies of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

22. This grant shall authorize the creation of one multi-family lot containing 58 attached condominium units spread among seven buildings as depicted in the Exhibit "A" dated April 24, 2007 or an approved amended Exhibit "A," subject to all of the following conditions of approval.
23. 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.
24. The shared driveway shall be labeled as Private Driveway and Fire Lane on the final map.
25. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 58 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas. These common areas will, in turn, provide the necessary access and utility easements for all of the units.
26. The project site shall be developed and maintained in substantial conformance to the approved Exhibit "A" Map dated April 24, 2007, or an amended exhibit map approved by the Director.

27. The subdivider shall not obtain any grading permit for the project prior to recordation of the final map.
28. The subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for the private driveway and fire lane paving design and widths as depicted on the approved exhibit map dated April 24, 2007, or an amended exhibit map approved by the Director.
29. Prior to obtaining final map approval, the subdivider shall submit a draft copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof.
30. The subdivider shall provide in the CC&Rs, a method for the continuous maintenance of the common areas, including but not limited to, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and recreation area, to the satisfaction of the Director.
31. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.
32. State in the CC&Rs that parking of recreational vehicles and outside storage shall not be allowed within the development.
33. Disclose in the CC&Rs, information related to business operations and business hours for all existing adjacent non-residential uses, to include information regarding noise and other nuisances.
34. 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 existing 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.
35. Except as expressly modified herein, the subdivider shall comply with all of the recommended conditions set forth in the attached County Public Works, Fire, Public Health, and Parks and Recreation Department letters concerning Tentative Tract Map Date: April 24, 2007.
36. 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.

Attachments:

Agency Approvals



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

June 7, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Marie Pavlovic
Land Divisions Section

Project No. TR063296 – General Plan Amendment No. 200500009 – Zone Change No. 200500014 – Conditional Use Permit No. 200500152 – Vesting Tentative Tract Map No. 063296 - RPC Meeting: June 13, 2018 - Agenda Item: 5

The above-mentioned item is a request to create one multi-family lot for the development of 58 attached townhouse style condominium dwelling units.

Hearing Proceedings

The Regional Planning Commission opened a hearing on May 30, 2018 on a project where staff recommended a continuance to complete the public hearing notification period. At the hearing, one speaker testified in support of the project and another speaker asked questions of a general nature to learn more about the project. The public hearing was continued to June 13, 2018.

Supplemental Information

Please find enclosed a letter of concern and three petitions for project re-evaluation received following the May 30, 2018 meeting.

SDJ:MP

Enclosure: Public Comment

From: Joan Haefeli
To: [Marie A. Pavlovic](#)
Subject: 223rd St / 228th St Development (Normandie Avenue)
Date: Tuesday, June 05, 2018 1:04:52 PM
Attachments: [223rd Development .pdf](#)

Marie Pavlovic:

Attached is my signed copy of a petition regarding concerns of this development, in PDF form.

We have a great deal of travel on residential street, Meyler Street. Packed from Vermont (East) to Normandie (West) and "no stop signs in between," during morning school/work traffic and afternoon to evening work traffic.

There is a T-Intersection at Meyler at 228th Street with Stop Sign only for people traveling south on Meyler. There is also a "marked" crosswalk, at said T-Intersection, that those driving most often do not stop, even when there were also "signs" on both north and south sides of street (someone hit the one on the south side and it has not been replaced). We have asked for 3-Way Stop at 223rd and 228th due to overload of traffic. We have too many who exceed the 25 MPH zone on Meyler and the the 30 MPH zone on 228th Street and we have requested speed bumps. We have complained since 2009, and have accomplished little. Meyler Street is our only ingress and egress to our homes from 223rd Street to 228th Street (there are NO cross streets).

This development is going to create even more traffic problems for us (who are past the 500 ft area of notifications). Many of us have just recently become aware of the plans for this development.

My address is between 223rd and 228 (North and South), on the corner of Meyler and Maxfield (Northwest).

Sincerely concerned resident,

Joan Haefeli
1103 Maxfield Street
Torrance, CA 90502

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

JOAN HAEFELI

Print Your Full Name

1103 MAXFIELD ST, TORRANCE 90502

Your Address

Joan Haefeli

Sign & Date

6.5.18

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Venesa Sanchez

Print Your Full Name

22353 Alexandria Ave Torrance CA 90502

Your Address

Venesa Sanchez

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Adam Flores

Print Your Full Name

22353 Alexandria Ave Torrance CA 90502

Your Address

Adam Flores

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

June 11, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Marie Pavlovic
Land Divisions Section

Project No. TR063296 – General Plan Amendment No. 200500009 – Zone Change No. 200500014 – Conditional Use Permit No. 200500152 – Vesting Tentative Tract Map No. 063296 - RPC Meeting: June 13, 2018 - Agenda Item: 5

The above-mentioned item is a request to create one multi-family lot for the development of 58 attached townhouse style condominium dwelling units.

Supplemental Information

Please find enclosed a letter of concern and 92 petitions citing concerns related to traffic, building height, lack of landscaping outside of the perimeter fence, and proposed fence material. The letter and petitions were received following the supplemental package submitted June 7, 2018. The petition is a form letter and is the same petition that was provided to your Commission on June 7, 2018.

Also a phone call was received from residents, Cynthia and Thomas Motta, who have lived on Meyler Street for 53 years. She called to express her opposition to the project and all new development in the area in general. She stated there is traffic congestion with the development of the 60-unit twinhome development located at the Northwest corner of Meyler Street and W. 228th Street. She also said it's difficult to find street parking with all of the new development and the gardening business located on 228th Street (between Normandie Avenue and Meyler Street) that seems to not have sufficient on-site parking because its employees park their vehicles on the street.

SDJ:MP

Enclosure: Public Comment

TO: Marie Pavlovic
FROM: Sherry Grant
RE: Normandie & 223rd Development
Petitions signed: 90

Marie, we have only been able to get 90 signatures. Many are not within the 500ft. We collected from those who WILL BE AFFECTED by this development. Most living within the 500ft limit didn't even receive the post card including. We were unable to get the principal. We were however able to get the vice principal to sign as she had spoke Elizabeth Pratt the principal to her about this and gave permission to sign as school was letting out for the summer. Mary Herrera the vice principal signed.

We are all hoping these considerations are taken seriously by the developer & the planning department. I cannot attended the meeting as I'm a paraplegic. I'm not sure who will be attending. I hope this doesn't reflect on the meeting. I'm like many many others are having trouble understanding why they were not notified.

I'm sending these over night to you

Thank you

Sherry Grant

[REDACTED]: Cell

[REDACTED]

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Mary Herrera, Meyler Elem.

Print Your Full Name

~~4034~~ 223RD & meyer, Torrance, CA 90562

Your Address

Mary Herrera 5/4/18

Sign & Date

mrs.maryherrera@gmail.com

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

GLORIA MARKUS

Print Your Full Name

22333 Alexandria Ave. Torrance 90502

Your Address

Marie Markus

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

Keani Marie Oasoy

Print Your Full Name

22833 Alexandria Ave. Torrance 90502

Your Address



6.10.18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.


Contact: Sherry Grant (310)533-5194

David Balandran

Print Your Full Name

938 W 223rd St.

Your Address

 6-8-19

Sign & Date

B.gthingsclothing@yahoo.com

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

CHRISTINE PLOTNER

Print Your Full Name

950 W 223RD ST TORRANCE 90502

Your Address

Christine 6-8-18

Sign & Date

DRCHRISTINE@GMAIL.COM

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

Renee Plotner

Print Your Full Name

950 W 223rd Street Torrance CA 90502

Your Address

Marie Plotner 6-8-18

Sign & Date

rkvoic97@yahoo.com

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

Fredo Aris Ramos
Print Your Full Name

948-1/2 W. 223rd St.
Your Address

[Signature] 6/8/18
Sign & Date

fredo.aris@gmail.com

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

Sarmiento, Rachelle M.
Print Your Full Name

1002 West 223rd St.
Your Address

Torrance CALIFORNIA 90502

Sign & Date
6/08/18 

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

Grant Hirayama

Print Your Full Name

950 1/2 223 rd St

Your Address

 6-8-18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

Herlinda Prado

Print Your Full Name

942 W 23rd St Torrance CA 90502

Your Address

mpelo 6/8/18

Sign & Date

Prados3@aol.com

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

MARIA G PINEDA

Print Your Full Name

1040 W. 223RD ST., TORRANCE, CA 90502

Your Address

MP 6/8/18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Normandie + 223rd.

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance Blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on Maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

Mike Grant

Print Your Full Name

22332 Alexandria Ave

Your Address

Mike Grant

6/6/18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

Normandie + 223rd

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

SHERRY GRANT

Print Your Full Name

22332 Alexandria Ave.

Your Address

Sherry Grant 6/6/18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Francisca Delgadillo

Print Your Full Name

22503 Meyler St

Your Address

Francisca Delgadillo 6/6/19

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone # 213) 974-6433 Fax 213) 215-0434

español
213) 974-6466

Development Changes for the 223rd and Normandie Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Marie L. Matcavs Delegation

Print Your Full Name

1201 W. 228th st apt #4 Torrance CA 90502

Your Address

Marie L. Matcavs Delegation - 6/6/18

Sign & Date

N/A

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone # 213) 974-6433 Fax 213) 621-0434

español
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Alfredo Delgado
Print Your Full Name

1701 W 228th Street Torrance CA 90502
Your Address

Alfredo Delgado 6.6.18.
Sign & Date

N/A

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 215-0434

español
213) 974-6466

Development Changes for The Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the buidler can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the buidler will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The Industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Ezequiel Delgadillo
Print Your Full Name

22503 Meyler St Spc 35
Your Address

Ezequiel A 6/6/18
Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 215-0434

español
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Yosemar Delgado
Print Your Full Name

22508 W 223rd Torrance CA 90502
Your Address

Sept 15, 2008
Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
h # p://planning.lacounty.gov/ease
Phone # 213) 974-6433 Fax 213) 215-0434

español
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Santiago Delgado
Print Your Full Name

22503 Meyler St
Your Address

Santiago A
Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 621-0434

español
213) 974-6466

Development Changes for the Normandie and 223rd Project
228th & 223rd development changes


1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families, Long time residents

Karen Piceno

Print Your Full Name

1201 W. 228th St

Your Address

 6-6-18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 215-0434

esparto
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Santiago Delgado
Print Your Full Name

1201 W-228 sp#4, Torrance CA 90522
Your Address

Santiago Delgado 6-6-18
Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 621-0434

español
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Maria Lopez

Print Your Full Name

Maria Lopez

Your Address

Maria Lopez 22503 MEYLER

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
h # p://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 215-0434

español
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

C. Zepher Delgado Cadena
Print Your Full Name

22503 Meyler St
Your Address

6/6/18 Guyana Delgado
Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 621-0434

español
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Ofelia Delgado

Print Your Full Name

22503 Meyler St

Your Address

6-6-18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
h # p://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAX 213 621-0434

español
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Rafael Jauregui

Print Your Full Name

22503 Meyler St

Your Address

6-6-18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
in <http://planning.lacounty.gov/ease>
Phone# 213) 974-6433 FAs 213) 621-0434

español
213) 974-6466

Development Changes for the Normandie and 228th Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Venesa Sanchez

Print Your Full Name

22353 Alexandria Ave Torrance CA 90502

Your Address

Venesa Sanchez

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Adam Flores
Print Your Full Name

22353 Alexandria Ave Torrance CA 90502
Your Address

Adam Flores
Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, Street/Mobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

ANNA RANICE

Print Your Full Name

1004 W. FIAT ST. TORRANCE, CA 90502

Your Address

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
h # p: planning.lacounty.gov/ease
Phone# 213) 974-6433 FAs 213) 621-0434

español
213) 974-6464

Development Changes for the Normandie and 228th Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Jorge Moreno

Print Your Full Name

22338 Alexandria Ave. 90502

Your Address

Jorge Moreno 6/5/18

Sign & Date

Jamoren87@gmail.com

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Sheryl McDaniel

Print Your Full Name

22339 Meyler St.

Your Address

Torrance Ca Sheryl McDaniel
6-4-2018

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

SAM HOGAN
Print Your Full Name

22339 Meyler St Jon. Co.
Your Address

Sam Hogan 6-4-2018
Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Jeff Hoger
Print Your Full Name

22339 Meyler St Tor. Ca.
Your Address

6-4-2018 Jeff Hoger
Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Teresa Movales

Print Your Full Name

22333 Meyler St. Torrance

Your Address

Teresa Movales

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

Eduvina Rodriguez
Edwin Ruiz

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes:

1. Exit & entrance on Normandie & another on 223rd.
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on, then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across on 223rd.
4. Townhomes 78, across street on Maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
5. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when you have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
6. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
7. That development can also use sepulveda if they can get out onto since making it too crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
8. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
9. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
10. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Azor O Gonzalez
Print Your Full Name

22313 Meyler S.T Torrance CA 90502
Your Address

June 4, 2018
Sign & Date

Joice 1997@live.com
E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

Development Changes for the Normandie and 228rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

RAYMOND COTA

Print Your Full Name

22310 MEYLER ST. TORRANCE CA. 90502

Your Address

 6/4/18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Sara Bobim Lee
Print Your Full Name

22330 Meyler ST. #50
Your Address

Sara Bobim Lee
Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Marta Jean Ritchey
Print Your Full Name

22330 Meyler St. #63
Your Address

Torrance, CA 90502
Sign & Date

 06/04/2018

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

JOANNE FREE

Print Your Full Name

1106 MAXFIELD ST, TORRANCE 90502

Your Address

Joanne N. Free 5-6-18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAs 213) 621-0434

español
213) 974-6466

Development Changes for the Normandie and 223rd Project
228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

TOMMY P. FREE

Print Your Full Name

1106 MAXFIELD ST, TORRANCE 90502

Your Address

Tommy P. Free

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAs 213) 621-0434

esparto
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes


1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Ernesto Hernandez

Print Your Full Name

22338 Alexandria Ave

Your Address

 6/5/18

Sign & Date

~~Ernie~~ ernie 482 @ 901.com

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Jesse abard

Print Your Full Name

1112 Maxfield St

Your Address

 6-6-18

Sign & Date

Jesse.abard 83@gmail.com

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 215-0434

espanol
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Brian van Bieren

Print Your Full Name

1118 Maxfield Street

Your Address

B - - 2

Sign & Date

brian.vanbieren@gmail.com

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
h # p://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAs 213) 621-0434

espanol
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The Industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

LITO MENDOLA

Print Your Full Name

22339 MARIGOLD AVE TORRANCE CA 90502

Your Address

 6/6/18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAX 213) 621-0434

español
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Susan English

Print Your Full Name

1144 Maxfield St, Torrance 90502

Your Address

Susan English 6-6-18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
in # p://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 215-0434

español
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Jordan Barry

Print Your Full Name

1150 Maxfield St, Torrance.

Your Address

JB 6-6-18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
in # p://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 215-0434

espartid
213) 974

Development Changes for the Normandie and 228rd Project
228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, Street/Mobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The Industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Monica Weaser

Print Your Full Name

1150 Maxfield St. Torrance, CA

Your Address

Monica Weaser 6/6/18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAs 213) 215-0434

esparto
213) 974-6466

Development Changes for the Normandie and 223rd Project
228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The Industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

PAUL J. CIMBACK

Print Your Full Name

22617 MEYLER ST. TORRANCE CA. 90502

Your Address

6-7-18

Sign & Date

Paul Jubal

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAs 213) 215-0434

esparto
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

ITZEL GUTIERREZ

Print Your Full Name

22625 MEYLER ST TORRANCE CA

Your Address

ITZEL GUTIERREZ 6-7-18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 215-0434

español
213) 974-6464

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

MAXIMIANO MEZA

Print Your Full Name

22625 MEYLER ST TORRANCE CA

Your Address

 6-7-18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAs 213) 621-0434

español
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Kenon Calhoun

Print Your Full Name

22629 Meyler St. Torrance, CA 90502

Your Address

Kenon Calhoun 02/10/2018

Sign & Date

kenoncalhoun@yahoo.com

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
h # p://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 621-0434

espanol
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Jeremy Calhoun
Print Your Full Name

22629 Meyler St, Torrance, CA 90502
Your Address

[Signature] 06/07/18
Sign & Date

jc83@yahoo.com
E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
h # p://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAs 213) 215-0434

espanol
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Robert Bayme

Print Your Full Name

22609 Meyler St

Your Address

My 6-7-18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAs 213) 621-0434

espanol
213) 974-646

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Ricardo Soto

Print Your Full Name

22337 Alexandria Ave Torrance CA 90502

Your Address

Ricardo Soto

06-6-18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

MANUEL SOTO

Print Your Full Name

22337 ALEXANDRIA AVE TORRANCE CA 90502

Your Address



6/5/2019

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

Development Changes for Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Tomas Soto

Print Your Full Name

22337 ALEXANDRIA AVE TORRANCE CA. 90502

Your Address

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepuveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them.

We all live here with our families. Long time residents

Viviana Flores

Print Your Full Name

22337 Alexandria Avenue Torrance, CA 90502

Your Address

Viviana Flores

6/6/18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Print Your Full Name

Your Address

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
in http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 621-0434

español
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Paul Monar

Print Your Full Name

22511 Meyler St

Your Address

Paul Monar

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 215-0434

esparto
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Julissa Monroe

Print Your Full Name

Julissa Monroe

Your Address

22511 Meyler St.

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 621-0434

espanol
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Donald Yeager

Print Your Full Name

22511 Meyler St.

Your Address

Donald Yeager

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 215-0434

espanol
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Elgie Monge

Print Your Full Name

22511 Meyler St Torrance 90502

Your Address

Elgie Monge

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
h # p://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 621-0434

espanol
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long lime residents

Analisya Monge

Print Your Full Name

22511 Meyler St Torrance CA 90502

Your Address

Sign & Date

AnalisyaniKole@gmail.com

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone # 213) 974-6433 Fax 213) 621-0434

espanol
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Clark Braniff

Print Your Full Name

22521 Meyler St. Torrance, Ca. 90502

Your Address

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 215-0434

espanol
213) 974-6466

Development Changes for the Normandie and 228rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Kimberly Braniff
Print Your Full Name

22521 Meyler St. Torrance, Ca. 90502
Your Address

Kimberly Braniff 6/7/18
Sign & Date

Kimberlyannw@gmail.com

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
h # p: // planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 215-0434

español
213) 974-6464

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

ROBERT WARREN
Print Your Full Name

1056 W 225th TOR
Your Address

[Signature] 6/7/2017
Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAs 213) 621-0434

español
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

MARIA LUISA DELGADO

Print Your Full Name

22512 MEYLER ST TORRANCE CA. 90502

Your Address

MARIA LUISA DELGADO

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 621-0434

español
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

JOSE LUIS FUENTES

Print Your Full Name

22512 MEYLER ST. TORRANCE 90502

Your Address

JOSE LUIS FUENTES 06-07-18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone # 213) 974-6433 Fax 213) 621-0434

español
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Guadalupe Radillo

Print Your Full Name

1020 W. 225th St Torrance, CA 90502

Your Address

Guadalupe Radillo

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
in # p://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAX 213) 621-0434

español
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Adalberto Perez

Print Your Full Name

1020 W 785th St Torrance, CA 90502

Your Address

Adalberto Perez 6-7-18

Sign & Date

TAFoard Lupe@yahoo.com

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
in # p://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 621-0434

español
213) 974-6464

Development Changes for the Normandie and 228rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

DONALD DOUGLAS JENKINS JR.

Print Your Full Name

737 N BANDINI ST SAN PEDRO

Your Address

[Signature] 6.7.18

Sign & Date

MADBAU1100@GMAIL.COM

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 621-0434

espanol
213) 974-6466

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

Bruce Wilkinson

Print Your Full Name

22332 Marigold Ave.

Your Address

Bruce L. Wilkinson

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

Nancy Diez

Print Your Full Name

22326 MARI GOLD AVENUE

Your Address

Nancy Diez 6-9-18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Joni DeeAnn Anderson

Print Your Full Name

1056 W 225th St 90502

Your Address

Joni Anderson - 6/7/18

Sign & Date

tha4primoz@gmail.com

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 621-0434

español
213) 974-6466

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

David Larson
Print Your Full Name

1056 W 225 ST
Your Address

David Larson 6/7/15
Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAs 213) 621-0434

espanol
213) 974-6466

Development changes for Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, Street/Mobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

ROLAND PIEDRA
Print Your Full Name

1058 W. SAN DR
Your Address

Roland Piedra 6/8/13
Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAs 213) 621-0434

esparto
213) 974-6466

Development Changes for Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 28, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

BERNIE A. MARTINEZ

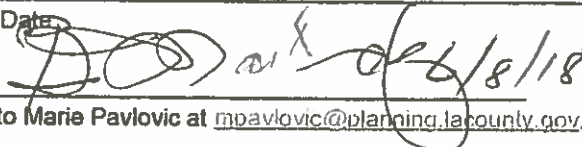
Print Your Full Name

1061 GIAN DRIVE

Your Address

TORRANCE, CA 90502-7329

Sign & Date

 02/08/18

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
 h # p: // planning.lacounty.gov/ease
 Phone # 213) 974-6433 Fax 213) 621-0434

español
213) 974-6466

Development Changes for Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

JUANA D. MARTINEZ

Print Your Full Name

1061 GIAN DRIVE

Your Address

TORRANCE, CA 90502-2329

Sign & Date

Juana D. Martinez 4/8/18

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

NOTE:

WE REALLY NEED IT,
 MY HOUSE WAS HIT
 BY SPEEDING CARS
 A COUPLE OF TIME
 MY HOUSE IS LOCATED
 AT THE CORNER OF
 GIAN DR. + MEYLER
 GOOD LUCK TO OUR
 PETITION TO SAVE
 ACCIDENT.

fdm

Marie Pavlovic (13) 974-6433

Development Changes for the Normandie and 223rd Project

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Roger Gould

Print Your Full Name

1144 Maxfield St, Torrance 90502

Your Address

Roger Gould 6-6-18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 621-0434

español
213) 974-6466

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

GILADIE P. CASAY

Print Your Full Name

22333 ALEXANDRIA AVE. TORRANCE, CA 90502

Your Address

[Signature] 06.10.18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

KEN OASBY

Print Your Full Name

22333 ALEXANDRIA AVE TORRANCE 90502

Your Address

Ken Oasby 6/10/18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact Sherry Grant (310)533-5194

Daniel Wosten
Print Your Full Name

22324 Marigold Ave, Torrance Boston
Your Address

[Signature]
Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

Diana Mendon
Print Your Full Name

450 west. 223rd st. Torrance.
Your Address

[Signature]
Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

David Grant

Print Your Full Name

1150 W 223rd St.

Your Address

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194 *

Maribel Hernandez

Print Your Full Name

1220 W. 223rd Street

Your Address

Maribel Hernandez

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

Amia N Dilax

Print your Full Name

Your Address

1112W. 223rd St. Torrance Ca. 90502

Sign & Date

Andy

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

RONNIE MACDONALD

Print Your Full Name

1116 W. 223RD ST. TORRANCE 90502

Your Address

 6-7-18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

ANDRÉS RODRIGUEZ

Print Your Full Name

1206 W 223 ST

Your Address

TORRANCE CA. 90502

Sign & Date

Andrés Rodríguez

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov


Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194



Print Your Full Name



Your Address



Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact: Sherry Grant (310)533-5194

Maria Rosiles
Print Your Full Name

1154 W. 223rd St., Torrance, CA 90502
Your Address

Maria Rosiles 6/7/18
Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

Development Changes for the Normandie and 223rd Project

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents.

Contact Sherry Grant (310)533-5194

Dale Torrance

Print Your Full Name

1207 W 223rd ST Torrance

Your Address

Dale Torrance 6/7/18

Sign & Date

DLT 1997@sbcglobal.net

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance Blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

FRANCES M DAY
Print Your Full Name

22344 WARRIGOLD AVE
Your Address

TORRANCE CA 90502
Sign & Date

DAYBIZ@PACBELL.NET
E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

Frances M. Day
6/7/18

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAX 213) 215-0434

esparto
213) 974-6466

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it turning north to Carson Street which only has a small area to get out on then to Torrance Blvd
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638 (57) cars in total
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across a
5. Townhomes 78, across street on Maxfield 27, Street Mobil home park 36, Condominiums 19, flow housing development (Brighton) 60, Glen Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when you have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Print Your Full Name

Mr. & Mrs. Raul B. Piedad

Your Address

22536 Haeline Court Torrance CA 90502

Sign & Date

 6/11/18

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

August 2, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Marie Pavlovic 
Land Divisions Section

Project No. TR063296 – General Plan Amendment No. 200500009 – Zone Change No. 200500014 – Conditional Use Permit No. 200500152 – Vesting Tentative Tract Map No. 063296 - RPC Meeting: August 15, 2018 - Agenda Item: 6

The above-mentioned item is a request to create one multi-family residence lot for the development of 58 attached single-family residence condominium dwelling units. The item was continued from the public hearing held on June 13, 2018.

Supplemental Information

Please find enclosed a letter from the applicant agreeing to the imposition of conditions relating to the voluntary provision of an affordable housing set-aside of three for-sale, moderate income dwelling units. Also, enclosed are revised draft vesting tentative tract map (“VTTM”) conditions with modification to condition no. 37. The modification clarifies that the tree plantings, along the lot frontages, shall be of varieties that are native to the region. This language is consistent with conditional use permit (“CUP”) condition no. 33. Please note that the tree plantings, required by the VTTM condition, must be reviewed via a landscape plan and said trees must be planted or bonded for prior to recordation of the final map. The CUP condition pertains to a subsequent landscape plan that is submitted along with construction plans and proposes a mix of native vegetation for the entire site.

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

Project No. TR063296

August 2, 2018

Page 2 of 2

Entitlement:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE VESTING TENTATIVE TRACT MAP NUMBER TR063296 AND CONDITIONAL USE PERMIT NO. 200500152, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS; AND RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE PLAN AMENDMENT NO. 200500009 AND ZONE CHANGE NO. 200500014.

SDJ:MP

Enclosures:

A – correspondence from applicant dated July 12, 2018

B – Revised Vesting Tentative Map 063296 Draft Conditions of Approval

ATTACHMENT

“A”

CORRESPONDENCE

Marie A. Pavlovic

From: sam leung <samyleung@gmail.com>
Sent: Thursday, July 12, 2018 11:43 AM
To: Steven Jones
Cc: Marie A. Pavlovic
Subject: Re: FW: Pacific Gateway

Follow Up Flag: Follow up
Flag Status: Flagged

Marie and Steven,
Per our conversation with Steven, the applicant will not object to the staff's recommendation in added condition concerning affordable units.

Sincerely,
Applicant
Sam Leung, General Partner
233rd Normandie Properties L.P.

On Thu, Jul 12, 2018 at 11:28 AM Steven Jones <sdjones@planning.lacounty.gov> wrote:

Hello Mr. Leung,

Your project proposal for authorization to create one multi-family residence lot, a Plan amendment, zone change, conditional use permit and adoption of the associated mitigated negative declaration and mitigation monitoring and reporting program was an item before the Regional Planning Commission (RPC) on June 13, 2018. In light of the recent direction from the RPC, our staff was tasked with getting more information from you regarding your project.

Please contact our staff with information on the scope of your project so that we may provide recommendations to the RPC at the upcoming, continued hearing on August 15, 2018.

If you have any questions regarding the file material, please feel free to reach out to us at (213)974-6433

Steven Jones

(213)974-6433

ATTACHMENT

“B”

DRAFT VTTM

CONDITIONS

OF APPROVAL

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. TR063296-(2)
VESTING TENTATIVE TRACT MAP NO. 063296**

PROJECT DESCRIPTION

The project is a 58-unit residential condominium development with the attached units spread among seven buildings.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. 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 ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition Numbers 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years after the approval date. In the event that Vesting Tentative Tract Map No. TR063296 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.
9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
10. Within five (5) working days from the day after final approval, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,291.25** (\$2,216.25 for a Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring and Reporting Program ("MMRP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
13. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
14. 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 ("Commission") or a 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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
18. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on 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.

In the event of graffiti or other extraneous markings occurring, 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.

20. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five (5) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **July 29, 2018**.
21. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **five (5) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

22. This grant shall authorize the creation of one multi-family lot containing 58 attached condominium units spread among seven buildings as depicted in the Exhibit "A" dated April 24, 2007 or an approved amended Exhibit "A," subject to all of the following conditions of approval.
23. 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.
24. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
25. The shared driveway shall be labeled as Private Driveway and Fire Lane on the final map.
26. The permittee shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 58 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas. These common areas will, in turn, provide the necessary access and utility easements for all of the units.

27. The project site shall be developed and maintained in substantial conformance to the approved Exhibit "A" Map dated April 24, 2007, or an amended exhibit map approved by the Director.
28. The permittee shall not obtain any grading permit for the project prior to recordation of the final map.
29. The permittee shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for the private driveway and fire lane paving design and widths as depicted on the approved exhibit map dated April 24, 2007, or an amended exhibit map approved by the Director.
30. Prior to obtaining final map approval, the permittee shall submit a draft copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof.
31. The permittee shall provide in the CC&Rs, a method for the continuous maintenance of the common areas, including but not limited to, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and recreation area, to the satisfaction of the Director.
32. The permittee shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.
33. State in the CC&Rs that parking of recreational vehicles and outside storage shall not be allowed within the development.
34. Disclose in the CC&Rs, information related to business operations and business hours for all existing adjacent non-residential uses, to include information regarding noise and other nuisances.
35. 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 existing 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.
36. Except as expressly modified herein, the subdivider shall comply with all of the recommended conditions set forth in the attached County Public Works, Fire, Public Health, and Parks and Recreation Department letters concerning Tentative Tract Map Date: April 24, 2007.
37. The subdivider or successor in interest shall plant at least 27 trees that are native to the region along the frontage of the multi-family residence 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.

38. Prior to issuance of a Certificate of Occupancy, the subdivider or successor in interest shall enter into a covenant with the Los Angeles County Community Development Commission ("CDC") to set aside three dwelling units for moderate-income households as defined in California Health and Safety Code Section 50079.5, 50093, 50105 and 50106. The three affordable units shall be set-aside for a period of not less than 55 years from the date of issuance of the Certificate of Occupancy. The covenant shall also specify the location of the three affordable units, to the satisfaction of the Director and CDC. The covenant shall be reviewed and approved by the CDC prior to recordation of the document and a recorded copy of the covenant shall be provided to Regional Planning and the CDC.

Attachments:

Agency Approvals



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

August 15, 2018

TO: David W. Louie, Chair
Elvin W. Moon, Vice Chair
Doug Smith, Commissioner
Laura Shell, Commissioner
Pat Modugno, Commissioner

FROM: Marie Pavlovic
Land Divisions Section

Project No. TR063296 – General Plan Amendment No. 200500009 – Zone Change No. 200500014 – Conditional Use Permit No. 200500152 – Vesting Tentative Tract Map No. 063296 - RPC Meeting: August 15, 2018 - Agenda Item: 6

The above-mentioned item is a request to create one multi-family residence lot for the development of 58 attached single-family residence condominium dwelling units. The item was continued from the public hearing held on June 13, 2018.

Supplemental Information

- Attachment A - Draft Conditional Use Permit (“CUP”) Findings:
 - Addition of Finding #34 for the three voluntary moderate-income housing set-aside units.
- Attachment B - Draft CUP Conditions with revisions as follows:
 - Modified Condition (#35) by removing the grant term since the 55-year term length applies to rental units.
- Attachment C – 21 petitions in opposition to the project that were presented at the June 13, 2018 hearing.

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

Project No. TR063296

August 15, 2018

Page 2 of 2

Entitlement:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE VESTING TENTATIVE TRACT MAP NUMBER TR063296 AND CONDITIONAL USE PERMIT NO. 200500152, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS; AND RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE PLAN AMENDMENT NO. 200500009 AND ZONE CHANGE NO. 200500014.

SDJ:MP

Enclosures:

A – Draft CUP 200500152 Findings

B – Draft CUP 200500152 Conditions of Approval

C – Petitions

Attachment A

Revised Draft CUP Findings

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. TR063296-(2)
CONDITIONAL USE PERMIT NO. 200500152**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 200500152 ("CUP") on May 30, 2007. The CUP was heard concurrently with Vesting Tentative Tract Map No. 063296 ("Vesting Map"), General Plan Amendment No. 200500009 ("Plan Amendment"), and Zone Change No. 200500014 ("Zone Change"). The Commission previously conducted a duly-noticed hearing on the CUP, Vesting Map, Plan Amendment, and Zone Change on September 17, 2008. At that meeting, the Commission recommended approval of the project.
2. The permittee, Storm Properties, Inc. ("permittee"), requests the CUP to authorize a development program for a 58-unit attached condominium development ("Project") in the unincorporated community of West Carson ("Project Site").
3. The Project is located at 1232, 1238, 1244, 1246 & 1248 W. Normandie Avenue; 22318, 22320, & 22322 Normandie Avenue; and the vacant lot at the corner of Normandie Avenue & W. 223rd St.
4. The CUP is a request to authorize a development program in connection with a zone change request in the R-3 zone pursuant to Los Angeles County Code ("County Code") section 22.40 Part 2.
5. The Vesting Map is a related request to subdivide 3.13 gross acres into 58 attached residential condominium units spread among seven buildings on one multi-family lot.
6. The Plan Amendment is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map ("Land Use Policy Map") by amending the Project Site's land use designation from H9 (Residential – Up To 9 Dwelling Units Per Acre) and IL (Light Industrial) to H30 (Residential – Up To 30 Dwelling Units Per Acre).
7. The Zone Change is a related request to amend the Project Site's zoning from Zone A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and M-1 (Light Manufacturing) to R-3-23U-DP (Limited Multiple Residence - 23 Dwelling Units Per Net Acre - Development Program Zone). The –DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.
8. The approval of the CUP and Vesting Map will not become effective unless and until the Board has approved the Plan Amendment and Zone Change, and both have become effective.

9. The Project Site is 3.13 gross acres (2.54 net acres) in size and consists of six lots. The Project Site is “L” shaped with relatively flat topography and is developed with single family homes and an auto repair and storage yard.
10. The Project Site is located in the Carson Zoned District and is currently zoned A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and M-1 (Light Manufacturing).
11. The Project Site is located within the H9 (Residential – Up To 9 Dwelling Units Per Acre) and IL (Light Industrial) land use categories of the County-wide General Land Use Policy Map.
12. Surrounding Zoning within a 500-foot radius includes:
 - North: A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and R-3-DP (Limited Multiple Residence – Development Program Zone)
 - South: M-1 (Light Manufacturing)
 - East: A-1
 - West: City of Los Angeles
13. Surrounding land uses within a 500-foot radius include:
 - North: Single and Multi-Family Residences & Elementary School
 - South: Mobilehome Park, Liquor Store, Apartments, Commercial and Industrial Storage
 - East: Single-Family Residences, Church
 - West: Recreation Center and Single-Family Residences
14. The Project Site was zoned A-1 and M-1 in 1954. Single-family residences were built on the four easternmost A-1 zoned lots between 1926 and 1963. On March 18, 1980, Plot Plan No. 30178 was approved authorizing a recreational vehicle repair facility with parking and storage area, as well as auto repair. A Certificate of Compliance (CC 03-080) was approved for the project site and recorded in 2003 (Recordation No. 03-1483543).
15. The 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 three and four 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.

16. The Project will contain a total of three for-sale condominium units set-aside for moderate-income households. These units are voluntary set-asides and incentives and/or a density bonus are not requested in connection with these set-asides.
17. Primary access to the Project Site will be via a gated entrance/exit on West 223rd Street. Emergency vehicle only access to the Project Site will be via an entrance/exit on Normandie Avenue.
18. The Project will provide a total of 131 parking spaces, 116 of which will be reserved for residents and 15 of which will be reserved for guests. All 131 of the parking spaces reserved for residents are contained within the individual two-car garages in each of the seven condominium buildings. Guest parking spaces are provided in two locations within the Project Site. Ten guest spaces are located along the southerly property boundary, connecting to the circular turn around at the east end of the project site. The other five spaces are located near the primary entrance/exit, north of building six.
19. Internal circulation and access for the Project will be provided by a private driveway and fire lane system with a paved width of 26 feet. The internal circulation system consists of a main private driveway and fire lane system (sections "A," "B," & "E") with two drives ("C" & "D") that branch off and dead end to provide access to buildings one through four. An emergency vehicle only access is provided along Normandie Avenue.
20. The County Department of Public Works ("Public Works") and Fire have provided conditions of approval, which are included in the Project's conditions. The County Department of Parks and Recreation ("Parks and Recreation") has also cleared the Project, subject to payment of the park obligation fee. This restriction is included in the Project's conditions. The County Department of Public Health recommended approval of the Project since it will be served by the existing public water and sewer systems.
21. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the 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 for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.
22. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, and newspaper, and property posting. Additionally, the Project was noticed, and case materials were made available on the Department's website and at the Carson library located in Carson.
23. Staff received one letter in support of the Project.

24. A duly noticed public hearing was held on May 30, 2018 before the Commission.
25. The Commission finds that the Project is consistent with the proposed H30 land use classification set forth by the County-wide General Plan Land Use Policy Map. The Residential land use classification allows up to 30 units per net acre. Based on the size of the site and application of the land use category, the proposed 58 units is less than the maximum number of residential units that may be developed.
26. The Commission finds that that the Project is consistent with the proposed R-3-23 U-DP zoning classification because multi-family residences are permitted by right within this zone. The Commission further finds that the Project complies with the density provisions of the proposed R-3-23U-DP zone because the total number of units for the Project is within the maximum density allowed for the proposed R-3-23U-DP zone. The Commission further finds that, with the related Vesting Map and the attached conditions, the Project will comply with the requirements of the -DP overlay zoning.
27. The Commission finds that the proposed Project and the provisions for its design and improvements are consistent with the goals and policies of the General Plan. The Commission further finds that the Project encourages a more concentrated urban pattern through revitalization of deteriorating urban areas; and protects the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation, such as excessive noise, noxious fumes, glare, shadowing, and traffic.
28. The Commission finds that modification authorized in the CUP to increase building height to 44 feet for buildings one through five is necessary to accommodate a mix of product offerings which provides home ownership opportunities for a broader range of households.
29. The Commission finds that modifications authorized in the CUP to reduce the front yard setback at the intersection of Normandie Avenue and W. 223rd Street from 15' to 8' is necessary due to a required corner dedication.
30. The Commission finds that the permittee has demonstrated the suitability of the Project Site for the proposed uses; that establishment of the proposed use at such location conforms to good zoning practices; and that compliance with the attached conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
31. The Commission finds that the Project Site is physically suitable for the type of development and density proposed because the site has access to a county-maintained street and will be served by public sewer facilities and water supplies to meet anticipated needs.
32. The Commission finds that the housing and employment needs of the region were considered and balances 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.

33. The Commission finds that the proposed development program in conjunction with the conditions for this Vesting Map and the CUP provide the necessary safeguards to ensure completion of the proposed development by the permittee and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, and development needs of the area. Following the sequence of the development program in conjunction with the conditions for this Vesting Map and the CUP will require obtaining a final public report from the State of California Department of Consumer Affairs, Bureau of Real Estate, which is required to sell or lease air space units.
34. The Commission finds that the Project contains a compensatory feature for increasing density through a zone change and plan amendment. The development will provide three affordable housing set-aside dwelling units for moderate-income households that will benefit the community. As a result, the Board finds that the Project is consistent with its development program and the requirements of the R-3-DP Zone.
35. The Commission finds that the proposed use will be consistent with the adopted General Plan. The proposed condominiums are consistent in design and density at 23 dwelling units per acre and compatible with the neighboring condominium development to the north.
36. With the conditions of approval, the Commission finds that the requested use at the location proposed 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.
37. The Commission finds that the Project 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 otherwise required to integrate said use with the uses in the surrounding area. Modification to front-yard fence height from 3.5' to 6' is necessary to reduce street noise and provide privacy.
38. The Commission finds that the Project Site is adequately served by W. 223rd Street, a 82'-wide public street, that is improved to carry the kind and quantity of traffic such use would generate and is adequately served by other public or private service facilities as are required. A public elementary school is located approximately 500' to the east of the project site, and bus stops are located within the vicinity of the proposed development.
39. The Commission finds that the Project is in compliance with the parking requirements set forth in the County Code. Section 22.52.1180 of the County Code requires two automobile parking space per unit and one guest parking space for every four units.

The proposed site plan depicts 15 standard guest parking spaces and each unit is equipped with a two-car garage.

40. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, and newspaper (The Breeze and La Opinion), and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the West Carson/Carson community. On April 24, 2018, a total of 141 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 2 notices to those on the courtesy mailing list for the Carson Zoned District and to any additional interested parties.
41. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
42. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.
43. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.
44. The location of the documents and other materials constituting the record of proceedings upon which the Commission decision is based in this matter is at 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, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed use at the Project Site with the attached conditions will be consistent with the adopted General Plan; 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.

- B. The proposed use at the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking 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, and 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.
- C. The development program provides necessary safeguards to ensure completion of the proposed development by the permittee, forestalling substitution of a lesser type of development contrary to public convenience, welfare, or development needs of the area.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Approves CUP 200500152, subject to the attached conditions.

ACTION DATE: May 30, 2018

SDJ:MP
August 14, 2018

c: Each Commissioner

Attachment B

Revised Draft CUP Conditions

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. TR063296-(2)
CONDITIONAL USE PERMIT NO. 200500152**

PROJECT DESCRIPTION

The Project is a 58-unit residential condominium development with the attached units spread among seven buildings.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. 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 ("County") Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Numbers. 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the subdivider, or the owner of the subject property if other than the subdivider, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) 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.
9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
10. Within five (5) working days from the day after final approval, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,291.25** (\$2,216.25 for a Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
13. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
14. 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 ("Commission") or a 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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
18. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional

Planning. These shall include any of the above that do not directly relate to the business being operated on 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.

In the event of graffiti or other extraneous markings occurring, 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.

20. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five (5) copies of** a modified Exhibit "A" shall be submitted to Regional Planning by **July 29, 2018 days**.
21. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **five (5) copies of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

DEVELOPMENT PROGRAM CONDITIONS

22. This grant authorizes the development program for the Project consisting of 58 attached residential condominium units spread among seven buildings in a gated development, as depicted on the approved Exhibit "A" (dated April 24, 2007) or an approved amended Exhibit "A", subject to all of the following conditions of approval.
23. 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).
24. The project shall be developed in accordance to the attached development program.
25. The following modifications from the County Code shall be authorized as depicted in the approved Exhibit "A":
 - a. Modification of the maximum permitted building height of 35 feet in the R-3 zone to allow up to 44 feet for buildings labeled 1 through 5 only.
 - 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 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 required front yard 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.
26. 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.
27. No existing building or structure which under the development program is to be demolished shall be used.
28. No existing building or structure which, under the development program, is to be altered shall be used until such building or structure has been so altered.
29. 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.
30. The permittee shall provide bicycle parking as required by the County Code, calculated at a parking ratio of one space per each 10 dwelling units for short-term bicycle parking, and one space per each two dwelling units for long-term bicycle parking. For 58 residential units, not less than six short-term spaces based on the applicable ratio.
31. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of two covered spaces for each dwelling unit and one guest space for every four dwelling units. The 58 residential units would require not less than 116 covered spaces and 15 guest spaces to be provided based on the applicable ratio.
32. The permittee shall not obtain any grading permit for the project prior to recordation of the final map.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

33. Submit a landscape plan to the Department of Regional Planning for review and approval prior to issuance of a building permit. The planting palette shall consist of species that are native to the region.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

34. All improvements, including landscaping, shall be completed prior to the occupancy of any structures.

35. Prior to issuance of the first Certificate of Occupancy, the subdivider or successor in interest shall enter into a covenant with the Los Angeles County Community Development Commission (“CDC”) to set aside three dwelling units for moderate-income households with a maximum income limited to 120% area median income (“AMI”) as defined in California Health and Safety Code Section 50079.5, 50093, 50105 and 50106. The covenant shall also specify the location of the three affordable units, to the satisfaction of the Director and CDC. The covenant shall be reviewed and approved by the CDC prior to recordation of the document and a recorded copy of the covenant shall be provided to Regional Planning and the CDC.
36. The covenant shall contain provisions requiring owners to comply with monitoring procedures as specified in County Code Section 22.56.2640, including registration/certification of affordable units and payment of monitoring/inspection fees. The subdivider or successor in interest shall register each affordable unit, at the time of sale and certify annually with CDC thereafter, on or before January 1 of each year, that the affordable housing unit(s) remain in conformance with the terms of the covenant. Additionally, the subdivider or successor in interest shall deposit monitoring/inspection fees with the CDC at the time the covenant is entered into with CDC and before a certificate of occupancy is issued by DPW for any unit in the project. The monitoring/inspection deposits shall be \$125 per affordable housing set-aside unit per year or the current recovery cost, whichever is greater, and the applicant shall provide the total cumulative amount for the term of the grant, to be deposited into a trust fund from which actual costs are deducted by the CDC to defray the ongoing monitoring costs.
37. The project shall comply with all applicable local, state, and federal laws, statutes, ordinances, codes, rules, regulations, conditions of approval, or authorizations.

Attachments:

Pacific Gateway Project (TR063296) Development Program

Mitigation Monitoring and Reporting Program (pages 1-8)

Nesting Birds: Guide to Bird-Friendly Tree and Shrub Trimming and Removal

Attachment C

Petitions

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Marco Vazquez

Print Your Full Name

22603 Meyler Av. Torrance CA 90502

Your Address

Marie A. Young June 7-18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
h # p://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213 621-0434

español
213) 974-6466

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

HISINIO LLAMAS

Print Your Full Name

22605 MEYLER S-T

Your Address

 6/9/18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
h # p://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 215-0434

español
213) 974-6466

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Cristin Lupo
Print Your Full Name

1140 W 228th St Torrance CA 90501
Your Address

Cristin Lupo
Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 621-0434

español
213) 974-6466

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Jose A Cuervo

Print Your Full Name

1140 W 228th St Torrance

Your Address

Jose Cuervo

Sign & Date

N/A

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
in http://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAs 213) 621-0434

español
213) 974-6466

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the buidler can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the buidler will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Maria Guerra

Print Your Full Name

1140 W. 225th St. Torrance CA 90501

Your Address

Maria Guerra

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 621-0434

español
213) 974-6466

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Maysa Martinez

Print Your Full Name

1140 W 228th St Torrance CA 90701

Your Address

Maysa Martinez

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
h # p://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax: 213 621-0434

español
213) 974-6466

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Bertha Guerra

Print Your Full Name

1140 w 228th St Torrance Ca. 90501

Your Address

Bertha Guerra

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
h # p://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAX 213) 621-0434

espanol
213) 974-6466

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Ruzo - Me
Print Your Full Name

1140 W 28th St Torrance
Your Address

Ruzo - Me
Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
h # p: planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 621-0434

español
213) 974-6466

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Maria Ramirez

Print Your Full Name

1062 W. 228th St

Your Address

Maria Ramirez 6/11/18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
h # p://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAs 213 621-0434

español
213) 974-6466

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Jose Ramirez

Print Your Full Name

1062 W 228th St Torrance CA 90502

Your Address

Jose Ramirez 6-11-18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
 or http://planning.lacounty.gov/ease
 Phone# 213) 974-6433 FAs 213) 621-0434

espanol
213) 974-6466

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Claudia Rivera

Print Your Full Name

1062 W 228th St Torrance CA 90502

Your Address

[Signature] 6-11-18

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 621-0434

español
213) 974-6466

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

PRISCILLA CARDEJAS
Print Your Full Name

1066 W. 228th Torrance 90502
Your Address

Priscilla Cardenas 6-10-18
Sign & Date

PRISCILLA CARDEJAS@ATTN.T.NET
E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 215-0434

espanol
213) 974-6466

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Ruben Cardenas
Print Your Full Name

1066 Hill 228th ST Torrance
Your Address

Ruben Cardenas 6-10-18
Sign & Date

PRISCILLA CARDENA ATT. NER
E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAs 213) 621-0434

español
213) 974-6466

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Shirley Aung
Print Your Full Name

11410 - W 228 - ST @ TORRANCE
Your Address

6.10.18
Sign & Date

Shirley Aung
E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 215-0434

esparto
213) 974-6466

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using Iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Reginaldo Cuevas
Print Your Full Name

11410 ave 228 - S TORRANCE
Your Address

Reginaldo Cuevas 6-10-18
Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 621-0434

español
213) 974-6466

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

ROSA URGUEZ

Print Your Full Name

22809 Alexandria Rd, Torrance CA

Your Address

ROSA URGUEZ

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAX 213) 215-0434

esparto
213) 974-6466

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Jesse Radrabe
Print Your Full Name

22009 Alexandria Rd Torrance, CA
Your Address

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAs 213) 621-0434

espanol
213) 974-6466

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Bailey Duperron

Print Your Full Name

22343 Alexandria Ave, Torrance CA 90502

Your Address

Bailey Duperron

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
h # p://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAs 213 621-0434

espanol
213) 974-6466

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Steven H. Wright

Print Your Full Name

22343 Alexandria Avenue Torrance, CA 90502

Your Address

Steven Wright 6/12/2018

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAs 213) 621-0434

español
213) 974-6446

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Denise Duperron

Print Your Full Name

22343 Alexandria Ave Torrance CA 90502

Your Address

Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 Fax 213) 215-0434

esparto
213) 974-6466

228th & 223rd development changes

1. Exit & entrance on Normandie & another on 223rd
2. Another development going down Normandie which we will also be affected on 223rd it will be on both sides of 223rd with it running north to Carson street which only has a small area to get out on. Then to Torrance blvd.
3. Too many cars on 223rd we cannot get in & out of our driveways or even out onto Meyler street. On average, a main household has 2-3 cars. That is approximately 638-957 cars in total.
4. This will also affect Meyler street as a cut through street with many developments already on Meyler. We who live in these cannot get out on to Meyler without sticking out into the middle of Meyler. There have been many accidents from this. We have already had the county paint red curbs years ago. Now parking is bumper to bumper on Meyler in & out of developments. Across n
5. Townhomes 78, across street on maxfield 27, StreetMobil home park 36, Condominiums 19, New housing development (Brighton) 60, Gian Dr. 26, 225th Street 29, and single family homes 44. All of these can only exit & enter on Meyler then to 228th & 223rd where traffic is lined up. These streets are lined up to Meyler & 228th Vermont & Normandie making it dangerous & almost impossible to have flowing traffic of any kind.
6. Then add in Meyler Street school where the parking lot and drop off & school buses park in front of the school using up a lane in a short distance but not when u have so many cars, children being dropped off & picked up & walking with their parents which will be located only a few houses away from the townhomes only exit & entrance across the street doesn't matter if it's a right turn only exit. What about entering the development.
7. Fencing around needs to be block wall with green area in front like the development at 228th & Normandie. Using iron prison fencing as part of this development will look just like that & cheap but the builder can save some money.
8. That development can also use sepulveda if they can get out onto since making it to crowded. Especially with the added 500 apartments behind CVS, Wells Fargo Bank and with the main entrance & exit on a very small street. Sepulveda has turned into a nightmare for anyone using it.
9. 85 condominiums is too many 3 stories is too high. 2 story Single family homes or separated townhomes with driveways will allow for all the parking needed. Again the builder will make less money at all of our expense.
10. It's true most of us were not informed as many live past the 500ft of notifications. This will certainly affect us all. The time period also isn't enough time when many had no idea of yet another over development going in & adding to the traffic mess that now exists.
11. This project needs to be re-evaluated and all of our voices heard. These petitions need to be counted. The industrial area on Normandie don't care about these projects. More customers for them. We all live here with our families. Long time residents

Beatrice Duperron
Print Your Full Name

22343 Alexandria Ave
Your Address

Beatrice Duperron
Sign & Date

E-Mail to Marie Pavlovic at mpavlovic@planning.lacounty.gov. No later than Thursday

E-Mail to Marie Pavlovic at
mpavlovic@planning.lacounty.gov
http://planning.lacounty.gov/ease
Phone# 213) 974-6433 FAs 213 621-0434

español
213) 974-6466

Regional Planning Commission Transmittal Checklist

Hearing Date
05/30/2018

Agenda Item No.
7

Project Number: TR063296-(2)
General Plan Amendment No. 200500009
Zone Change No. 200500014

Case(s): Conditional Use Permit No. 200500152
Vesting Tentative Tract Map No. 063296
Environmental Assessment No. 200500152

Planner: Marie Pavlovic

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions + Other department letters of recommended conditions
- Previous Regional Planning Approval
- Burden of Proof Statement(s)
- Environmental Documentation (MND & MMRP)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Board Letter Dated May 31, 2016
- Vesting Tentative Tract Map
- Exhibit "A"
- Conceptual Site Plan / Floor Plans / Elevations / Landscape Plan

Reviewed By:  JANE



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER

TR063296-(2)

HEARING DATE

May 30, 2018

REQUESTED ENTITLEMENTS

General Plan Amendment No. 200500009
 Zone Change No. 200500014
 Conditional Use Permit No. 200500152
 Vesting Tentative Tract Map No. 063296
 Environmental Assessment No. 200500152

PROJECT SUMMARY

OWNER / APPLICANT

Storm Properties, Inc.

MAP/EXHIBIT DATE

April 24, 2007

PROJECT OVERVIEW

A request to create 58 attached condominium units in 7 buildings on 1 multi-family lot consisting of 3.13 acres. The buildings will be 2 and 3 stories in height, and covered resident parking will be provided on the first floor of the buildings. Primary access to the development will be via gated entry along 223rd Street. A 26-foot wide private driveway and fire lane system is proposed, with a total of 15 uncovered guest parking spaces. 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. A 6' high perimeter block wall is proposed. Four residential lots are developed with single-family residences, the corner lot is vacant, and the industrial lot is developed with auto repair and storage areas. All existing structures/uses would be demolished/removed. A zone change and plan amendment are requested to accommodate the increase in density. A Development Program CUP is required to ensure the development occurring after the project site has been rezoned will conform to April 24, 2007 Exhibit "A."

LOCATION

1232, 1238, 1244, 1246, 1248 W. 223rd Street;
 22318, 22320, 22322 Normandie Avenue,
 & corner lot at Normandie Ave./W. 223rd St.

ACCESS

W. 223rd Street

ASSESSORS PARCEL NUMBER(S)

7344-014-001 thru -005, and -028

SITE AREA

3.13 Gross Acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Carson

LAND USE DESIGNATION

H9 (Residential - up to 9 dwelling units/acre) & IL (Light Industrial)

ZONE

A-1, M-1

PROPOSED UNITS

58

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration - Impacts reduced to less than significant with project mitigation include: noise, public services, and transportation/traffic.

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- The proposed General Plan Amendment, from "IL"/"H9" to H30. The project proposes 58 DU or 19 DU per gross acre.
- The proposed Zone Change, from A-1/M-1 to R-3-23U-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.

CASE PLANNER:

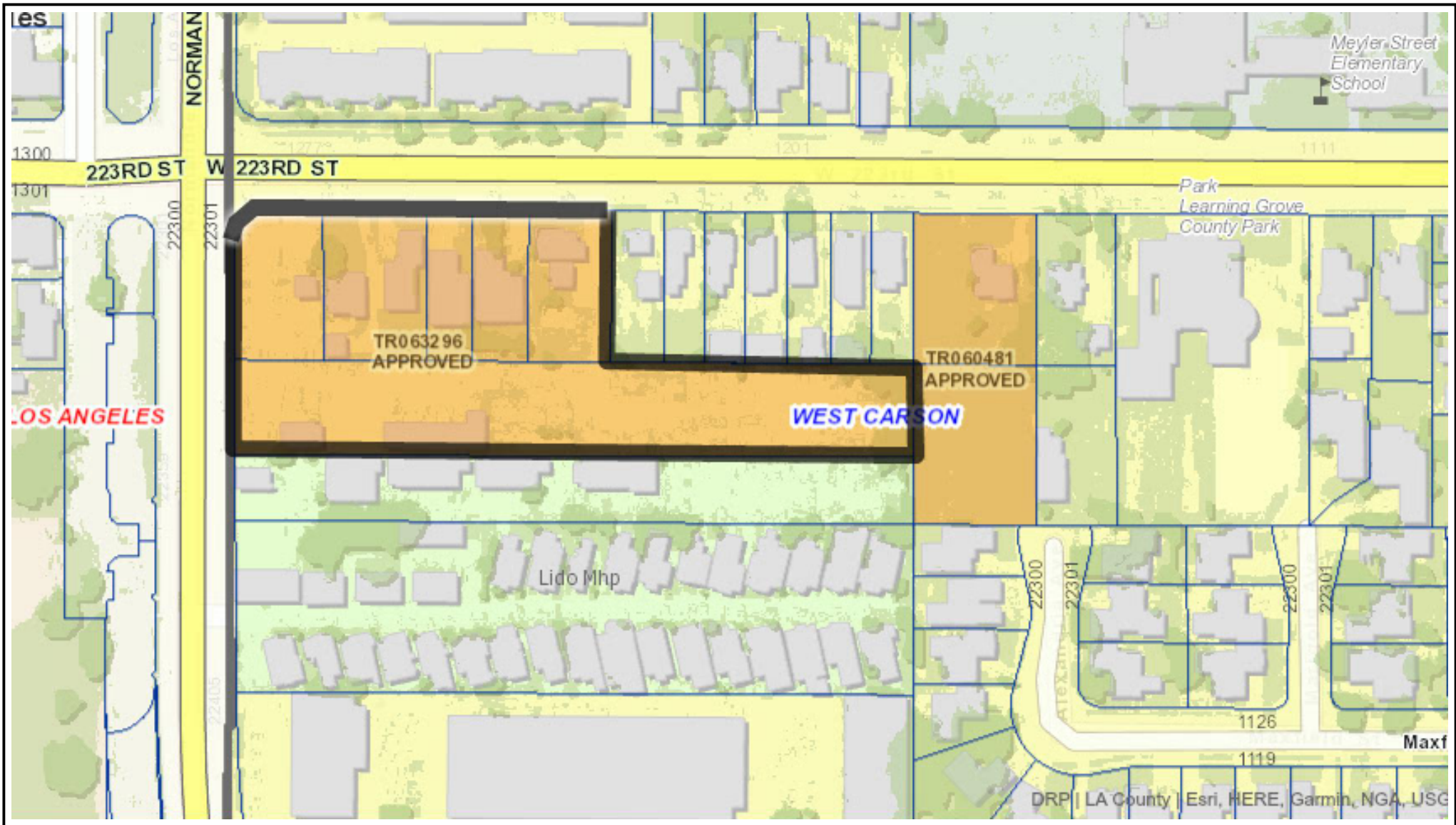
Marie Pavlovic

PHONE NUMBER:

(213) 974 - 6433

E-MAIL ADDRESS:

mpavlovic@planning.lacounty.gov



Created in GIS-NET3

Project Location Map

Printed: Apr 02, 2018

Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.



ENTITLEMENTS REQUESTED

- Vesting Tentative Tract Map 063296 to consolidate six properties totaling 3.13 gross acres and subdivide the single multi-family lot into 58 attached residential condominium units spread among seven buildings pursuant to County Code Section 21.38.010.
- Plan Amendment RPA-200500009 to change the land use category from H9 (Residential – up to 9 dwelling units per acre) and IL (Light Industrial) to H30 (Residential – up to 30 dwelling units per acre) of the County-wide General Plan.
- Zone Change RZC-20050004 to change the project site's zoning from the A-1 (Light Agricultural – 5,000 net square feet minimum lot size) and M-1 (Light Manufacturing) to R-3-23U-DP (Limited Multiple Residence – 23 dwelling units per acre - Development Program).
- Conditional Use Permit (CUP) RCUP-200500152 to establish a development program that ensures the development that occurs after a zone change conforms to the presented plans pursuant to County Code Section 22.40.010.

PROJECT DESCRIPTION

The applicant proposes to create 58 attached townhomes spread among seven buildings dispersed throughout the single multi-family lot totaling 3.13 gross acres. Three of the 58 dwelling units will be for sale to moderate-income households only. A density bonus and/or incentives are not being requested in connection to the affordable set-asides. The project site is relatively flat; however, approximately 12,000 cubic yards of grading is proposed, inclusive of 5,000 cubic yards of imported material, to facilitate the necessary site drainage. The Project Site is developed with single-family homes and an auto sales lot, industrial buildings, and commercial and industrial storage. All lots would be cleared and buildings demolished.

The Project was filed in August 2005 and is therefore subject to the standards, regulations, and policies set forth by the 1980 General Plan.

SITE PLAN DESCRIPTION

The 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 three and four 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.

EXISTING ZONING

The subject properties are zoned A-1 (Light Agricultural – 5,000 square feet minimum lot size) and M-1 (Light Manufacturing).

Surrounding properties are zoned as follows:

North: A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and R-3-DP (Limited Multiple Residence – Development Program Zone)

South: M-1 (Light Manufacturing)

East: A-1

West: City of Los Angeles

EXISTING LAND USES

The A-1 zoned properties are developed with single-family residences, except for the vacant corner lot, and the M-1 zoned property is developed with a recreational Vehicle repair and storage, as well as auto repair.

Surrounding properties are developed as follows:

North: Single and Multi-Family Residences & Elementary School

South: Mobilehome Park, Liquor Store, Apartments, Commercial and Industrial Storage

East: Single-Family Residences, Church

West: Recreation Center and Single-Family Residences

PREVIOUS CASES/ZONING HISTORY

The Project Site was zoned A-1 and M-1 in 1954. Single-family residences were built on the four easternmost A-1 zoned lots between 1926 and 1963. On March 18, 1980, Plot Plan No. 30178 was approved authorizing a recreational vehicle repair facility with parking and storage area, as well as auto repair. A Certificate of Compliance (CC 03-080) was approved for the project site and recorded in 2003 (Recordation No. 03-1483543).

On September 17, 2008, the Commission conducted a duly-noticed hearing on the CUP, Vesting Tentative Map, Plan Amendment, and Zone Change and recommended approval of the project. On May 31, 2018, the Board of Supervisors remanded the project to the Regional Planning Commission so that Regional Planning staff could conduct additional environmental review, verify zone change and plan amendment boundaries, and review and proposed project design alterations.

ENVIRONMENTAL DETERMINATION

The Los Angeles County (“County”) Department of Regional Planning recommends that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The draft Mitigation Monitoring Program is included as an attachment to this report.

The areas of environmental impact found to be less than significant with project mitigation incorporated include the following:

- Biological Resources
- Cultural and Tribal Cultural Resources
- Hazards and Hazardous Materials
- Noise
- Public Services
- Transportation/Traffic

Bio Resources: Potential impact to breeding birds will be mitigated by commencing project activities outside of the avian breeding season or locating activities away from nesting habitats identified in breeding bird surveys performed by a qualified biologist.

Cultural/Tribal Cultural Resources: Potential impacts to unknown subsurface resources will be mitigated by halting project activities within the vicinity of a find and bringing on a qualified monitor if resources are encountered.

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.

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.

Hazards/Hazardous Materials: Potential impacts to environmental safety will be mitigated by implementing remediation with oversight by the California Regional Water Quality Control Board and the Department of Toxic Substances Control if soil contamination is suspected.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project entails a Plan Amendment from H9 and IL to H30. The 58-unit townhome development is consistent with the H30 land use designation which is intended for single-family and multifamily residences. The project site is located within 500 feet of a public elementary school, a church, and a recreational center. A townhome development with similar density is located immediately north, single-family residences are located

immediately east and west, a 5-unit apartment and a 34-unit mobilehome park is located to the south. The project is located at the intersection of Normandie Avenue and W. 22rd Street, within a high quality transit area wherein a major transit stop and fixed bus routes are located within a 1/4 mile.

The following policies of the 1980 General Plan are applicable to the proposed project:

- “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.

Zoning Ordinance and Development Standards Compliance

The present zoning of the project site is A-1 and M-1. The proposed development of 58 townhomes on 2.53 net acres would be inconsistent with this zoning density and size requirement. The applicant is proposing a zone change from A-1 and M-1 to R-3-23U-DP to accommodate the requested 23 units per net acre density and townhome residence type. Pursuant to Section 22.20.060 of the County Code, establishments in Zone R-3-23U-DP are subject to development standards regulating building height, yard depths, and fence height.

Pursuant to Section 22.40.030 of the County Code, a Development Program overlay is required to ensure the development occurring after rezoning will conform to the approved plans, forestalling substitution of a lesser type of development contrary to public convenience, welfare or development needs of the area. As part of the Development Program, the applicant is proposing the following modification to development standards:

- Modification of the maximum permitted building height of 35 feet in the R-3 zone to allow up to 44 feet for buildings 1-5 only.

Buildings will be three to four stories in height with resident parking on the ground floor. The taller buildings (1-5) will be located toward the intersection of Normandie Avenue and W. 223rd Street, away from the single-family residences that are situated east of the project site.

- Modification of the front yard corner setback at the intersection to 223rd Street and Normandie Avenue, to provide a setback of eight feet rather than the required setback of 15 feet from the property line.

A 27-foot, 45-degree “corner” dedication is required to be provided by the Los Angeles County Department of Public Works.

- 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.

The project site is located at the busy intersection of Normandie Avenue and W. 223rd Street. A taller perimeter wall/fence would afford residents greater privacy and aid in reducing street noise.

Site Visit

Staff conducted a site visit in September 2016 and observed unpermitted signage and car storage on the corner lot. A Notice of Violation was issued and the cars and signage were removed from the premises. On April 13, 2018 staff conducted a site visit and observed a return of unpermitted signage and car storage on the corner lot. On May 9,

2018, the applicant provided pictures showing the cars have been removed from the corner lot and illegal signage has been taken down.

Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 22.16.110, 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

The proposed lot has sufficient net area to meet the lot area requirement of the requested zone, R-3. The proposed lots have sufficient street frontage along W. 223rd Street and Normandie Avenue. A 30-unit, 2-story townhome complex, developed at a similar density of 26 units per net acre is located immediately north of the project site. The proposed development of 58, for-sale, residential units is compatible with the established density of the adjacent multi-family density at 23 units per acre. The project is also compatible with the surrounding mix of existing uses that include higher density residential, single-family residences, 5-unit apartments immediately south, and a 34-unit mobilehome park located two lots south of the project site that is developed at a density of 14 units per acre. The residential project is in keeping with the purpose and density permitted for the H30 Residential land use category of the General Plan.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The County Department of Public Works ("Public Works") and Fire have provided conditions of approval, which are included in the Project's conditions. The County Department of Parks and Recreation ("Parks and Recreation") has also cleared the Project, subject to payment of the park obligation fee. This restriction is included in the Project's conditions. The County Department of Public Health recommended approval of the Project since it will be served by the existing public water and sewer systems.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting. On April 24, 2018, a total of 139 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site. Two of the 139 Notices were mailed to interested parties listed on the courtesy mailing list for the Carson Zoned District.

PUBLIC COMMENTS

Staff received one letter in support of the project.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number TR063296, Vesting Tentative Tract Map Number TR063296 and Conditional Use Permit 200500152 , subject to the attached conditions, and recommend to the Board of Supervisors adoption of Plan Amendment No. 200500009 and Zone Change No. 20050015.

SUGGESTED APPROVAL MOTION:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

Entitlement:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE VESTING TENTATIVE TRACT MAP NUMBER TR063296 AND CONDITIONAL USE PERMIT NO. 200500152, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS; AND RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE PLAN AMENDMENT NO. 200500009 AND ZONE CHANGE NO. 200500014.

Prepared by Marie Pavlovic, Senior Regional Planning Assistant, Land Divisions Section
Reviewed by Steven Jones, Principal Regional Planning Assistant, Land Divisions Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Environmental Document
Site Photographs, Aerial Image
Vesting Tentative Tract Map, Exhibit "A"
Conceptual Landscape and Architectural Plans
Land Use Map

SDJ:MP
May 16, 2018

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
RESOLUTION
PROJECT NO. R2015-03354-(4)
PLAN AMENDMENT NO. 201500007**

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 Los Angeles County Regional Planning Commission (“Commission”) conducted a public hearing regarding Plan Amendment No. 200500009 on May 30, 2018.

WHEREAS, the Commission finds as follows:

1. The subject property is located at 1232, 1238, 1244, 1246, 1248 W. 223rd St.; 22318, 22320, 22322 Normandie Avenue; and the vacant lot at the corner of Normandie Avenue & W. 223rd St. in Torrance within the Carson Zoned District and the unincorporated community of West Carson.
2. The Project Site is 3.13 gross acres in size. The Project consists of 58 attached residential condominium units spread among seven buildings on one multi-family lot.
3. Plan Amendment Case No. 200500009 is a request to amend the County-wide General Plan (“General Plan”) Land Use Policy Map Categories from “H9” (Residential: up to 9 dwelling units per acre) and IL (Light Industrial) to H30 (Residential: up to 30 dwelling units per acre).
4. Zone Change No. 200500014 is a related request to change the existing A-1-5000 (Light – Agricultural – 5,000 square feet minimum lot size) and M-1 (Light-Manufacturing) to R-3-23U-DP (23 Units per Acre - Limited Multiple Residence-Development Program) Zone.
5. Vesting Tentative Tract Map No. 063296 is a related request to create one multi-family lot consisting of 3.13 gross acres for the development of 58 attached residential condominium units spread among seven buildings.
6. Conditional Use Permit No. 200500152 is a related request for approval of the Development Program located in the proposed Development Program zone. The development program covers the entire Project Site and includes modifications to development standards: a) a maximum building height of 44 feet for instead of the standard 35 feet for buildings one through four; b) a reduced front yard setback at the corner of Normandie Avenue and W. 223rd Street from 15’ to 8’ due a required 27-foot, 45 degree corner dedication, and c) a front yard wall/fence up to a maximum height of 6’ instead of the standard 3.5 feet.

7. Surrounding Zoning within a 500-foot radius includes:

North: A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and R-3-DP (Limited Multiple Residence – Development Program Zone)
South: M-1 (Light Manufacturing)
East: A-1
West: City of Los Angeles

8. Surrounding land uses within a 500-foot radius include:

North: Single and Multi-Family Residences, Elementary School
South: Mobilehome Park, Liquor Store, Apartments, Commercial and Industrial Storage
East: Single-Family Residences, Church
West: Recreation Center and Single-Family Residences

9. The site plan for the Project Site depicts 58 attached condominium units spread among seven buildings on 3.13 gross acres. The project site is “A” shaped, with seven multi-family buildings dispersed throughout the site. The buildings will be 3 and 4 stories in height, and covered resident parking will be provided on the first floor of the buildings. A total of 15 uncovered guest parking spaces are located adjacent to the project private driveway system. A common open space/passive recreation area is proposed in the middle of the development, totaling approximately 7,828 square feet. The project is proposed to be enclosed by a 6-foot high perimeter block wall. The site, currently a total of one industrial and five residential lots, has an existing automobile sales lots, commercial storage areas, four single-family residences; all existing structures/uses to be demolished/removed.

10. The Project Site is accessible via gated entry along W. 223rd Street. A 26-foot wide private driveway and fire lane system is proposed. A large circular fire vehicle turnaround is located at the easterly end of the project site with a turn radius of 42 feet. A gated emergency vehicle only access is located along Normandie Avenue.

11. The Project site’s H9 allows low intensity, single-family detached residential development at a density of zero to nine units per acre and the IL designation disallows residential development. The Project will construct 58 residential condominiums at a density of and 23 units per acre, which exceeds the nine dwelling units that would be allowed under the current H9 land use category. The requested land use category, H30, allows for single-and multi-family residential development at a maximum residential density of 30 dwelling units per acre. With approval of the requested Plan Amendment, the Project would be consistent with the intended uses and the maximum allowed residential density of the underlying land use category.

12. The proposed residential use is compatible with the existing neighborhood character which is a mix of single-family residences, condominium developments at the same or higher density as the proposed project, and industrial uses.
13. The proposal for residential development of an underutilized property that is located within an urbanized area is consistent with the County-wide General Plan's emphasis on supporting and promoting infill development.
14. The proposed Project is consistent with the General Plan's goals and policies related to community design and that consider the built environment of the surrounding area and location in the design and scale of new buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament. The Project site is located south of a townhome development that is similar in scale, density, and height. Further, the Project locates taller buildings toward the intersection and the height of buildings is reduced when located near existing single-family residences.
15. The project entails a Plan Amendment from the current "H9" and "IL" land use categories to "H30" – Residential (up to 30 dwelling units per acre) to allow the proposed 58 residential condominium units. The density of the proposed residential development is 18.5 dwelling units per acre. The proposed residential use is consistent with the existing neighborhood character which is a mix of single-family residences, condominium developments at the same density, and commercial uses and would be consistent with the proposed H30 land use category.
16. The proposed subdivision and the provisions for its design and improvements are consistent with the goals policies of the General Plan.
17. The Project encourages development of well-designed town houses within existing communities; and protects the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation, such as excessive noise, noxious fumes, glare, shadowing, and traffic.
18. The project design is required to comply with the standards of the proposed R-3-23U-DP Zone. Multi-family residences are permitted in this zone.
19. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Fire, Parks and Recreation, Public Health, and Regional Planning.
20. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and height, except as otherwise modified and shown on the Exhibit "A" and Vesting Tentative Tract Map No. 063296.
21. Compatibility with surrounding land uses will be ensured through the related zone change, subdivision, conditional use permit, and environmental conditions.

22. The Project will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site.
23. 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.
24. 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.
25. Approval of the recommended Plan Amendment will enable implementation of the various land use objectives identified, including locating higher-density residential development within high quality transit areas and revitalizing an underutilized industrial site.
26. The applicant in this case has satisfied the "Burden of Proof" for the requested Plan Amendment which is needed and appropriate.
27. The permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
28. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff concluded the Project would have less than significant effects on the environment with implementation of mitigation measures.
29. After consideration of the attached Mitigated Negative Declaration ("MND") and 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.
30. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the Commission public hearing for the Project by mail, newspaper, and property posting.
31. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at 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, Department of 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 plan amendment; and
2. Certify that the Mitigated Negative Declaration has been completed in compliance with CEQA, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and
3. Approve the Mitigated Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and
4. Find that the recommended plan amendment is consistent with the goals, policies and programs of the County-wide General Plan; and
5. Adopt Plan Amendment No. 200500009, amending the Land Use Policy map of the County-wide General Plan as depicted on the Exhibit attached hereto and described herein above.

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 May 30, 2018.

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

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date: May 30, 2018

SDJ:MP

5/16/18

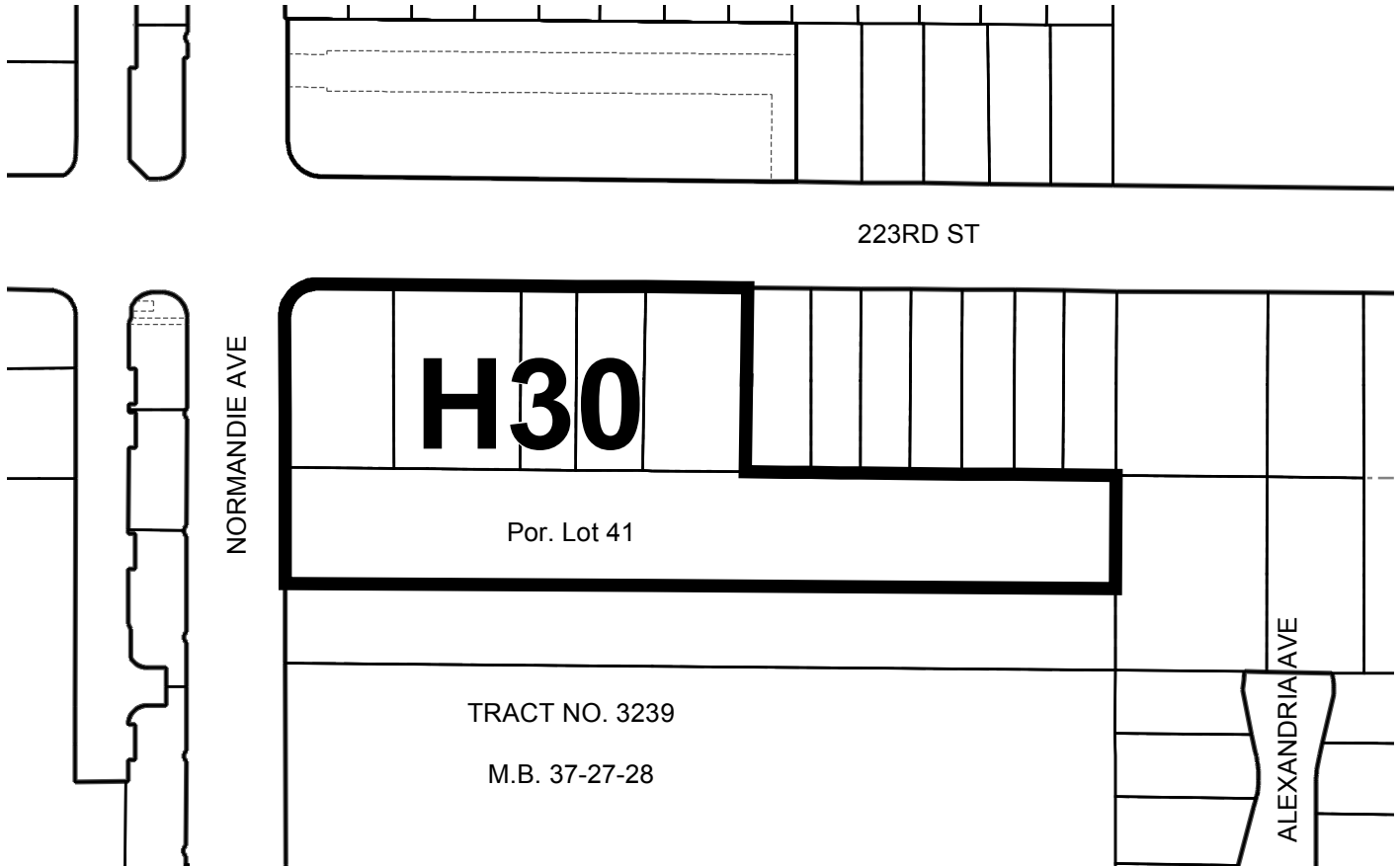
AMENDMENT TO COUNTYWIDE GENERAL PLAN
WEST CARSON COMMUNITY

PLAN AMENDMENT: 2005-00009 (2)

ON: _____

CATEGORY H9 & IL TO CATEGORY H30

(PROPOSED: RESIDENTIAL, 0-30 DU/NET 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 375 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



0 100 200 FEET

COUNTY ZONING MAP
048H197

DIGITAL DESCRIPTION: \ZCOZD_CARSON\ZC200500014

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
AMY J. BODEK, AICP, PLANNING DIRECTOR

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. TR063296-(2)
ZONE CHANGE NO. 200500014**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 200500014 on May 30, 2018:

WHEREAS, the Regional Planning Commission finds as follows:

1. The subject property is located at 1232, 1238, 1244, 1246, 1248 W. 223rd St.; 22318, 22320, 22322 Normandie Avenue, and the vacant lot at the corner of Normandie Avenue & W. 223rd St. in Torrance, which is located in the unincorporated community of West Carson and the Carson Zoned District.
2. The project is a request to create 58 attached residential condominium units spread among seven buildings on one multi-family lot totaling 3.13 gross acres. The project requires the following entitlements:
 - a. Zone Change No. 200500014 is a request to change 3.13 gross acres of existing A-1 (Light-Agricultural – 5,000 square feet minimum lot size) and M-1 (Light Manufacturing) zoning to R-3-23U-DP (23 Dwelling Units Per Net Acre - Limited Multiple Residence - Development Program).
 - b. Plan Amendment No. 200500009 is a related request to amend the County-wide General Plan (“General Plan”) Land Use Policy Map Categories from H9 (Residential – up to 9 dwelling units per acre) and IL (Light Industrial) to H30 (Residential – up to 30 dwelling units per acre).
 - c. Vesting Tentative Tract Map No. 063296 is a related request to create one multi-family lot consisting of 3.13 gross acres for the development of 58 attached residential condominium units spread among seven buildings.
 - d. Conditional Use Permit No. 200500152 is a related request for approval of the Development Program zone. The development program covers the entire Project Site and includes modifications to development standards: a) a maximum building height of 44 feet for instead of the standard 35 feet for buildings one through four; b) a reduced front yard setback at the corner of Normandie Avenue and W. 223rd Street from 15’ to 8’ due a required 27-foot, 45 degree corner dedication, and c) a front yard wall/fence up to a maximum height of 6’ instead of the standard 3.5 feet.

3. The project will be consistent with the County-wide General Plan after the amendment, as it will implement the General Plan's Goals and Policies that support locating infill development in urban and suburban areas that revitalizes underutilized industrial areas.
4. The project will comply with applicable zoning regulations and standards after the zone change, as its use and design are consistent with the proposed zoning designation and other applicable standards of the Zoning Code, such as parking, landscaping, distance between buildings, building height, setbacks, wall/fence heights as modified by the associated Conditional Use Permit proposed by the Development Program.
5. The project proposes a residential land use within a neighborhood comprised of a mix of land uses including single-family residences, multi-family residences (townhomes), and light industrial uses. As such, it will not cause an adverse impact on the surrounding community and will enhance the character of the surrounding area.
6. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
7. 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 at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits Land Divisions Section, Los Angeles County Department of Regional Planning.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change of zone from A-1 and M-1 to R-3-23U-DP.
2. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on May 30, 2018.

Rosie O. Ruiz, Secretary

County of Los Angeles
Regional Planning Commission

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date: May 30, 2018

MP

05/16/18

ZONING CASE NUMBER 200500014

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the County-wide General Plan, relating to the Carson Zoned District Number 105.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Carson Zoned District Number 105 as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the County-wide General Plan of the County of Los Angeles.

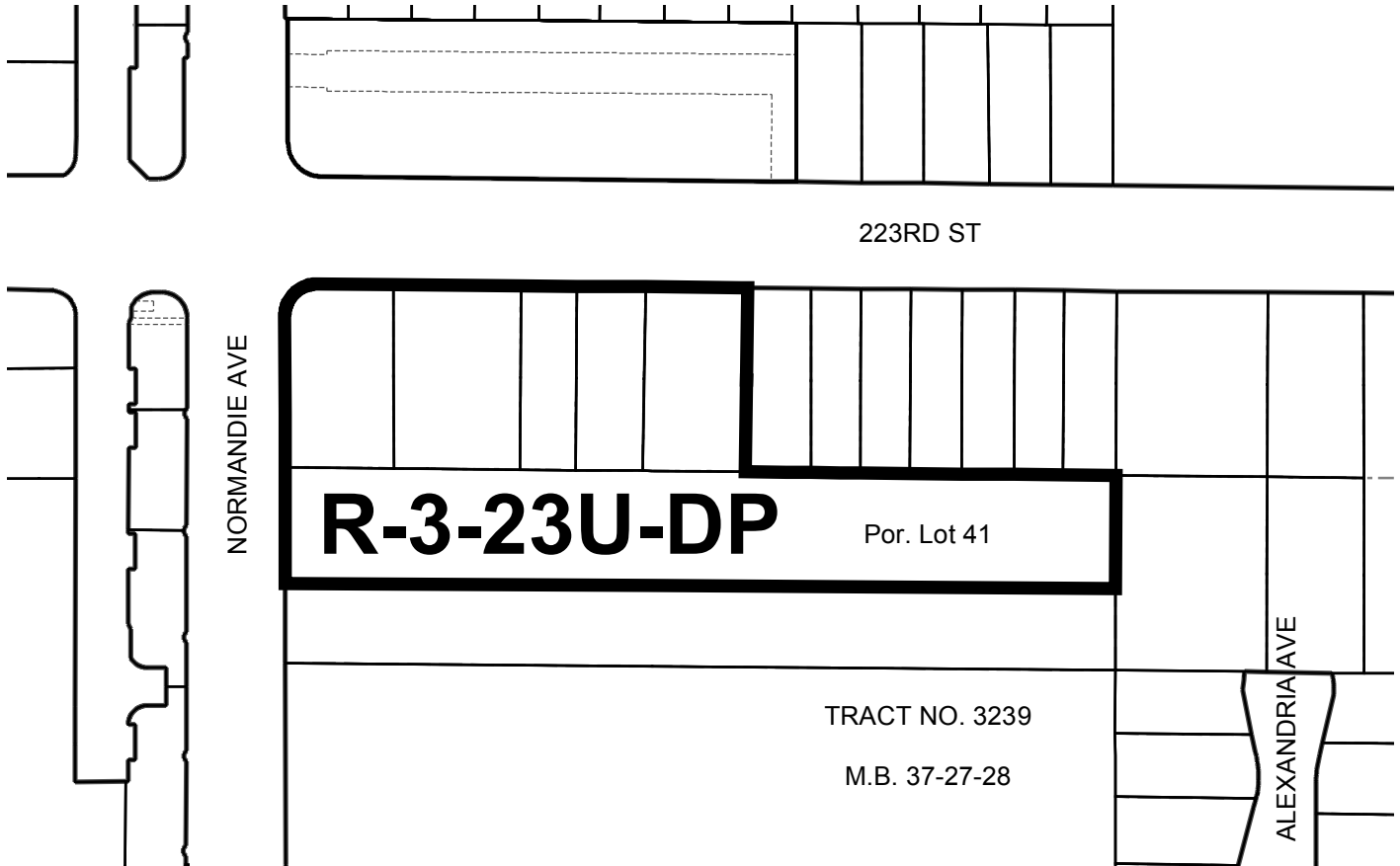
CHANGE OF PRECISE PLAN
CARSON ZONED DISTRICT

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 375 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



0 100 200 FEET

COUNTY ZONING MAP
048H197

DIGITAL DESCRIPTION: \ZCOZD_CARSON\ZC200500014

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
DAVID W. LOUIE, CHAIR
AMY J. BODEK, AICP, PLANNING DIRECTOR

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. TR063296-(2)
CONDITIONAL USE PERMIT NO. 200500152**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 200500152 ("CUP") on May 30, 2007. The CUP was heard concurrently with Vesting Tentative Tract Map No. 063296 ("Vesting Map"), General Plan Amendment No. 200500009 ("Plan Amendment"), and Zone Change No. 200500014 ("Zone Change"). The Commission previously conducted a duly-noticed hearing on the CUP, Vesting Map, Plan Amendment, and Zone Change on September 17, 2008. At that meeting, the Commission recommended approval of the project.
2. The permittee, Storm Properties, Inc ("permittee"), requests the CUP to authorize a development program for a 58-unit attached condominium development ("Project") in the unincorporated community of West Carson ("Project Site").
3. The Project is located at 1232, 1238, 1244, 1246 & 1248 W. Normandie Avenue; 22318, 22320, & 22322 Normandie Avenue; and the vacant lot at the corner of Normandie Avenue & W. 223rd St.
4. The CUP is a request to authorize a development program in connection with a zone change request in the R-3 zone pursuant to Los Angeles County Code ("County Code") section 22.40 Part 2.
5. The Vesting Map is a related request to subdivide 3.13 gross acres into 58 attached residential condominium units spread among seven buildings on one multi-family lot.
6. The Plan Amendment is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map ("Land Use Policy Map") by amending the Project Site's land use designation from H9 (Residential – Up To 9 Dwelling Units Per Acre) and IL (Light Industrial) to H30 (Residential – Up To 30 Dwelling Units Per Acre).
7. The Zone Change is a related request to amend the Project Site's zoning from Zone A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and M-1 (Light Manufacturing) to R-3-23U-DP (Limited Multiple Residence - 23 Dwelling Units Per Net Acre - Development Program Zone). The –DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.
8. The approval of the CUP and Vesting Map will not become effective unless and until the Board has approved the Plan Amendment and Zone Change, and both have become effective.

9. The Project Site is 3.13 gross acres (2.54 net acres) in size and consists of six lots. The Project Site is “L” shaped with relatively flat topography and is developed with single family homes and an auto repair and storage yard.
10. The Project Site is located in the Carson Zoned District and is currently zoned A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and M-1 (Light Manufacturing).
11. The Project Site is located within the H9 (Residential – Up To 9 Dwelling Units Per Acre) and IL (Light Industrial) land use categories of the County-wide General Land Use Policy Map.
12. Surrounding Zoning within a 500-foot radius includes:
 - North: A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and R-3-DP (Limited Multiple Residence – Development Program Zone)
 - South: M-1 (Light Manufacturing)
 - East: A-1
 - West: City of Los Angeles
13. Surrounding land uses within a 500-foot radius include:
 - North: Single and Multi-Family Residences, Elementary School/
 - South: Mobilehome Park, Liquor Store, Apartments, Commercial and Industrial Storage
 - East: Single-Family Residences, Church
 - West: Recreation Center and Single-Family Residences
14. The Project Site was zoned A-1 and M-1 in 1954. Single-family residences were built on the four easternmost A-1 zoned lots between 1926 and 1963. On March 18, 1980, Plot Plan No. 30178 was approved authorizing a recreational vehicle repair facility with parking and storage area, as well as auto repair. A Certificate of Compliance (CC 03-080) was approved for the project site and recorded in 2003 (Recordation No. 03-1483543).
15. The 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 three and four 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.

16. The Project will contain a total of three for-sale condominium units set-aside for moderate-income households. These units are voluntary and incentives and/or a density bonus are not requested in connection with these set-asides.
17. Primary access to the Project Site will be via a gated entrance/exit on West 223rd Street. Emergency vehicle only access to the Project Site will be via an entrance/exit on Normandie Avenue.
18. The Project will provide a total of 131 parking spaces, 116 of which will be reserved for residents and 15 of which will be reserved for guests. All 131 of the parking spaces reserved for residents are contained within the individual two-car garages in each of the seven condominium buildings. Guest parking spaces are provided in two locations within the Project Site. Ten guest spaces are located along the southerly property boundary, connecting to the circular turn around at the east end of the project site. The other five spaces are located near the primary entrance/exit, north of building six.
19. Internal circulation and access for the Project will be provided by a private driveway and fire lane system with a paved width of 26 feet. The internal circulation system consists of a main private driveway and fire lane system (sections "A," "B," & "E") with two drives ("C" & "D") that branch off and dead end to provide access to buildings one through four. An emergency vehicle only access is provided along Normandie Avenue.
20. The County Department of Public Works ("Public Works") and Fire have provided conditions of approval, which are included in the Project's conditions. The County Department of Parks and Recreation ("Parks and Recreation") has also cleared the Project, subject to payment of the park obligation fee. This restriction is included in the Project's conditions. The County Department of Public Health recommended approval of the Project since it will be served by the existing public water and sewer systems.
21. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the 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 for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.
22. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, and newspaper, and property posting. Additionally, the Project was noticed, and case materials were made available on the Department's website and at the Carson library located in Carson.
23. Staff received one letter in support of the project.

24. Pursuant to Section 22.60.230.B.2 of the County Code, when the Commission makes a recommendation on a request for a zone change and/or plan amendment, as is the case for this project, any concurrent decision by the Commission on a conditional use permit and related permits concerning the same lots or parcels of land shall be deemed called up for review by the Board.
25. A duly noticed public hearing was held on May 30, 2018 before the Commission.
26. The Commission finds that the Project is consistent with the proposed H30 land use classification set forth by the County-wide General Plan Land Use Policy Map. The Residential land use classification allows up to 30 units per net acre. Based on the size of the site and application of the land use category, the proposed 58 units is less than the maximum number of residential units that may be developed.
27. The Commission finds that that the Project is consistent with the proposed R-3-23 U-DP zoning classification because multi-family residences are permitted by right within this zone. The Commission further finds that the Project complies with the density provisions of the proposed R-3-23U-DP zone because the total number of units for the Project is within the maximum density allowed for the proposed R-3-23U-DP zone. The Commission further finds that, with the related Vesting Map and the attached conditions, the Project will comply with the requirements of the -DP overlay zoning.
28. The Commission finds that the proposed Project and the provisions for its design and improvements are consistent with the goals and policies of the General Plan. The Commission further finds that the Project encourages a more concentrated urban pattern through revitalization of deteriorating urban areas; and protects the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation, such as excessive noise, noxious fumes, glare, shadowing, and traffic.
29. The Commission finds that the subdivider has demonstrated the suitability of the Project Site for the proposed uses; that establishment of the proposed use at such location conforms to good zoning practices; and compliance with the attached conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
30. The Commission finds that the Project Site is physically suitable for the type of development and density proposed because the site has access to a County-maintained street and will be served by public sewer facilities and water supplies to meet anticipated needs.
31. The Commission finds that the proposed development program in conjunction with the conditions for this Vesting Map and the CUP provide the necessary safeguards to ensure completion of the proposed development by the permittee and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, and development needs of the area. Following the sequence of the development program in conjunction with the conditions for this Vesting Map and the CUP will require obtaining a final public report

from the State of California Department of Consumer Affairs, Bureau of Real Estate, which is required to sell or lease air space units.

32. The Commission finds that the proposed use will be consistent with the adopted General Plan. The proposed condominiums are consistent in design and density at 23 dwelling units per acre and compatible with the neighboring condominium development to the north.
33. The Commission finds that the compatibility with surrounding land uses will be ensured through the Vesting Map, CUP, and related Plan Amendment and Zone Change, which includes the-DP overlay zoning.
34. The Regional Planning Commission finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the General Plan. The project revitalizes deteriorated urban areas.
35. The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed since the property is relatively flat and is served by adequate road and utility infrastructure.
36. The Regional Planning Commission finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.
37. The Regional Planning Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately addressed.
38. The Regional Planning Commission finds that there is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.
39. The Regional Planning Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
40. The Regional Planning Commission finds that 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.

41. The Regional Planning Commission finds that 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.
42. The Regional Planning Commission finds that 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.
43. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, and newspaper (The Breeze and La Opinion), and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the West Carson/Carson community. On April 24, 2018, a total of 141 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 2 notices to those on the courtesy mailing list for the Carson Zoned District and to any additional interested parties.
44. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
45. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.
46. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.
47. The location of the documents and other materials constituting the record of proceedings upon which the Commission decision is based in this matter is at 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, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan; 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.
- B. 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, or as is otherwise required in order to integrate said use with the uses in the surrounding area, and 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.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Approves Vesting Tentative Tract Map No. 063296-(2), subject to the attached conditions.

ACTION DATE: May 30, 2018

SDJ:MP
May 16, 2018

c: Each Commissioner

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. TR063296-(2)
VESTING TENTATIVE TRACT MAP PERMIT NO. 063296**

PROJECT DESCRIPTION

The project is a 58-unit residential condominium development with the attached units spread among seven buildings.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. 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 ("County") Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition Numbers 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years after the approval date. In the event that Vesting Tentative Tract Map No. TR063296 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.
9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
10. Within five (5) working days from the day after final approval, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,291.25** (\$2,216.25 for a Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.

12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring and Reporting Program ("MMRP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
13. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
14. 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 ("Commission") or a 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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
18. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on 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.

In the event of graffiti or other extraneous markings occurring, 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.

20. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five (5) copies of** a modified Exhibit "A" shall be submitted to Regional Planning by **July 29, 2018**.
21. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **five (5) copies of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

22. This grant shall authorize the creation of one multi-family lot containing 58 attached condominium units spread among seven buildings as depicted in the Exhibit "A" dated April 24, 2007 or an approved amended Exhibit "A," subject to all of the following conditions of approval.
23. 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.
24. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
25. The shared driveway shall be labeled as Private Driveway and Fire Lane on the final map.
26. The permittee shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 58 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas. These common areas will, in turn, provide the necessary access and utility easements for all of the units.

27. The project site shall be developed and maintained in substantial conformance to the approved Exhibit "A" Map dated April 24, 2007, or an amended exhibit map approved by the Director.
28. The permittee shall not obtain any grading permit for the project prior to recordation of the final map.
29. The permittee shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for the private driveway and fire lane paving design and widths as depicted on the approved exhibit map dated April 24, 2007, or an amended exhibit map approved by the Director.
30. Prior to obtaining final map approval, the permittee shall submit a draft copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof.
31. The permittee shall provide in the CC&Rs, a method for the continuous maintenance of the common areas, including but not limited to, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and recreation area, to the satisfaction of the Director.
32. The permittee shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveways and fire lanes for access into and out of the subdivision.
33. State in the CC&Rs that parking of recreational vehicles and outside storage shall not be allowed within the development.
34. Disclose in the CC&Rs, information related to business operations and business hours for all existing adjacent non-residential uses, to include information regarding noise and other nuisances.
35. 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 existing 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.
36. Except as expressly modified herein, the subdivider shall comply with all of the recommended conditions set forth in the attached County Public Works, Fire, Public Health, and Parks and Recreation Department letters concerning Tentative Tract Map Date: April 24, 2007.
37. 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.

38. Prior to issuance of a Certificate of Occupancy, the subdivider or successor in interest shall enter into a covenant with the Los Angeles County Community Development Commission ("CDC") to set aside three dwelling units for moderate-income households as defined in California Health and Safety Code Section 50079.5, 50093, 50105 and 50106. The three affordable units shall be set-aside for a period of not less than 55 years from the date of issuance of the Certificate of Occupancy. The covenant shall also specify the location of the three affordable units, to the satisfaction of the Director and CDC. The covenant shall be reviewed and approved by the CDC prior to recordation of the document and a recorded copy of the covenant shall be provided to Regional Planning and the CDC.

Attachments:

Agency Approvals

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

SAS

Prepared by Juan M Sarda
lr63296L-rev3.doc

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

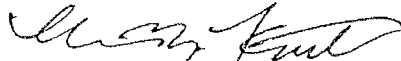
1. Approval of this map pertaining to drainage is recommended.

=====

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

DC

Date 05/24/07 Phone (626) 458-4921

5/25/07

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

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

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.

DISTRIBUTION:

Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

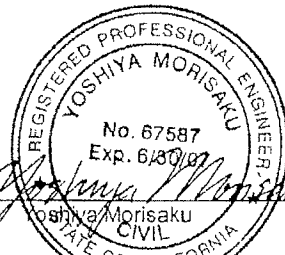
Revised Tentative Tract Map and Exhibit "A" Dated by Regional Planning 4/24/07
Geotechnical Report Dated 7/19/05
Previous Review Sheet Dated 1/30/07

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.



[Signature]
Reviewed by _____

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\63296\TenlTa

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 new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Land Development Division at (626) 458-3129 for new locations of any above ground utility structures in the parkway.
10. A portion of Normandie Avenue is in the City of Los Angeles 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

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

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.

Prepared by Joseph Nguyen
tr63296r-rev3.doc



Phone (626) 458-4921

Date 05-09-2018



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 J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

GS:cn

LANDDEVELOPMENTREVIEWIGHASSAN\PROJECTS\SITE\TR\vermontAvenueat223rdStreet\TR63296\DOCUMENTS\TR63296CostEstimate.doc

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



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

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

Ms. Francesca S. Bravo
February 13, 2006
Page 2

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.

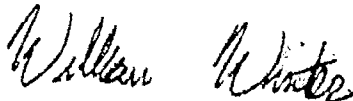
We recommend the City of Los Angeles review this document to determine whether they concur with the study's findings of the potential California Environmental Quality Act impacts within their jurisdictions.

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
M:\pub\WPP\FILES\STU\Amanda\EIR's 2006\EIR06027.doc

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.

JAG

Prepared by Julian Garcia
tr63296s-rev3.doc

Phone (626) 458-4921

Date 06-04-2007

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.

HW

Prepared by Lana Radle

Phone (626) 458-4921

Date 05-29-2007

tf63296w-rev3 doc



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerced, California 90040

RP - Jodie

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



**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 = Proposed Units + Exempt Units

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:

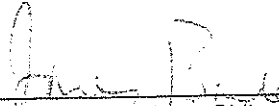
The payment of \$128,323 in-lieu fees.

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



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	63296	DRP Map Date:04/24/2007	SMC Date: / /
Park Planning Area #	21	WEST CARSON	Report Date: 05/30/2007 Map Type:REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$

$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$

- 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 = Proposed Units + Exempt Units

	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

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. TR063296-(2)
CONDITIONAL USE PERMIT NO. 200500152**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 200500152 ("CUP") on May 30, 2007. The CUP was heard concurrently with Vesting Tentative Tract Map No. 063296 ("Vesting Map"), General Plan Amendment No. 200500009 ("Plan Amendment"), and Zone Change No. 200500014 ("Zone Change"). The Commission previously conducted a duly-noticed hearing on the CUP, Vesting Map, Plan Amendment, and Zone Change on September 17, 2008. At that meeting, the Commission recommended approval of the project.
2. The permittee, Storm Properties, Inc. ("permittee"), requests the CUP to authorize a development program for a 58-unit attached condominium development ("Project") in the unincorporated community of West Carson ("Project Site").
3. The Project is located at 1232, 1238, 1244, 1246 & 1248 W. Normandie Avenue; 22318, 22320, & 22322 Normandie Avenue; and the vacant lot at the corner of Normandie Avenue & W. 223rd St.
4. The CUP is a request to authorize a development program in connection with a zone change request in the R-3 zone pursuant to Los Angeles County Code ("County Code") section 22.40 Part 2.
5. The Vesting Map is a related request to subdivide 3.13 gross acres into 58 attached residential condominium units spread among seven buildings on one multi-family lot.
6. The Plan Amendment is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map ("Land Use Policy Map") by amending the Project Site's land use designation from H9 (Residential – Up To 9 Dwelling Units Per Acre) and IL (Light Industrial) to H30 (Residential – Up To 30 Dwelling Units Per Acre).
7. The Zone Change is a related request to amend the Project Site's zoning from Zone A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and M-1 (Light Manufacturing) to R-3-23U-DP (Limited Multiple Residence - 23 Dwelling Units Per Net Acre - Development Program Zone). The –DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.
8. The approval of the CUP and Vesting Map will not become effective unless and until the Board has approved the Plan Amendment and Zone Change, and both have become effective.

9. The Project Site is 3.13 gross acres (2.54 net acres) in size and consists of six lots. The Project Site is “L” shaped with relatively flat topography and is developed with single family homes and an auto repair and storage yard.
10. The Project Site is located in the Carson Zoned District and is currently zoned A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and M-1 (Light Manufacturing).
11. The Project Site is located within the H9 (Residential – Up To 9 Dwelling Units Per Acre) and IL (Light Industrial) land use categories of the County-wide General Land Use Policy Map.
12. Surrounding Zoning within a 500-foot radius includes:
 - North: A-1 (Light Agricultural – 5,000 Square Feet Minimum Lot Size) and R-3-DP (Limited Multiple Residence – Development Program Zone)
 - South: M-1 (Light Manufacturing)
 - East: A-1
 - West: City of Los Angeles
13. Surrounding land uses within a 500-foot radius include:
 - North: Single and Multi-Family Residences & Elementary School
 - South: Mobilehome Park, Liquor Store, Apartments, Commercial and Industrial Storage
 - East: Single-Family Residences, Church
 - West: Recreation Center and Single-Family Residences
14. The Project Site was zoned A-1 and M-1 in 1954. Single-family residences were built on the four easternmost A-1 zoned lots between 1926 and 1963. On March 18, 1980, Plot Plan No. 30178 was approved authorizing a recreational vehicle repair facility with parking and storage area, as well as auto repair. A Certificate of Compliance (CC 03-080) was approved for the project site and recorded in 2003 (Recordation No. 03-1483543).
15. The 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 three and four 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.

16. The Project will contain a total of three for-sale condominium units set-aside for moderate-income households. These units are voluntary set-asides and incentives and/or a density bonus are not requested in connection with these set-asides.
17. Primary access to the Project Site will be via a gated entrance/exit on West 223rd Street. Emergency vehicle only access to the Project Site will be via an entrance/exit on Normandie Avenue.
18. The Project will provide a total of 131 parking spaces, 116 of which will be reserved for residents and 15 of which will be reserved for guests. All 131 of the parking spaces reserved for residents are contained within the individual two-car garages in each of the seven condominium buildings. Guest parking spaces are provided in two locations within the Project Site. Ten guest spaces are located along the southerly property boundary, connecting to the circular turn around at the east end of the project site. The other five spaces are located near the primary entrance/exit, north of building six.
19. Internal circulation and access for the Project will be provided by a private driveway and fire lane system with a paved width of 26 feet. The internal circulation system consists of a main private driveway and fire lane system (sections "A," "B," & "E") with two drives ("C" & "D") that branch off and dead end to provide access to buildings one through four. An emergency vehicle only access is provided along Normandie Avenue.
20. The County Department of Public Works ("Public Works") and Fire have provided conditions of approval, which are included in the Project's conditions. The County Department of Parks and Recreation ("Parks and Recreation") has also cleared the Project, subject to payment of the park obligation fee. This restriction is included in the Project's conditions. The County Department of Public Health recommended approval of the Project since it will be served by the existing public water and sewer systems.
21. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the 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 for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.
22. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, and newspaper, and property posting. Additionally, the Project was noticed, and case materials were made available on the Department's website and at the Carson library located in Carson.
23. Staff received one letter in support of the Project.

24. A duly noticed public hearing was held on May 30, 2018 before the Commission.
25. The Commission finds that the Project is consistent with the proposed H30 land use classification set forth by the County-wide General Plan Land Use Policy Map. The Residential land use classification allows up to 30 units per net acre. Based on the size of the site and application of the land use category, the proposed 58 units is less than the maximum number of residential units that may be developed.
26. The Commission finds that that the Project is consistent with the proposed R-3-23 U-DP zoning classification because multi-family residences are permitted by right within this zone. The Commission further finds that the Project complies with the density provisions of the proposed R-3-23U-DP zone because the total number of units for the Project is within the maximum density allowed for the proposed R-3-23U-DP zone. The Commission further finds that, with the related Vesting Map and the attached conditions, the Project will comply with the requirements of the -DP overlay zoning.
27. The Commission finds that the proposed Project and the provisions for its design and improvements are consistent with the goals and policies of the General Plan. The Commission further finds that the Project encourages a more concentrated urban pattern through revitalization of deteriorating urban areas; and protects the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation, such as excessive noise, noxious fumes, glare, shadowing, and traffic.
28. The Commission finds that modification authorized in the CUP to increase building height to 44 feet for buildings one through five is necessary to accommodate a mix of product offerings which provides home ownership opportunities for a broader range of households.
29. The Commission finds that modifications authorized in the CUP to reduce the front yard setback at the intersection of Normandie Avenue and W. 223rd Street from 15' to 8' is necessary due to a required corner dedication.
30. The Commission finds that the permittee has demonstrated the suitability of the Project Site for the proposed uses; that establishment of the proposed use at such location conforms to good zoning practices; and that compliance with the attached conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
31. The Commission finds that the Project Site is physically suitable for the type of development and density proposed because the site has access to a county-maintained street and will be served by public sewer facilities and water supplies to meet anticipated needs.
32. The Commission finds that the housing and employment needs of the region were considered and balances 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.

33. The Commission finds that the proposed development program in conjunction with the conditions for this Vesting Map and the CUP provide the necessary safeguards to ensure completion of the proposed development by the permittee and that the development program ensures that the Project will not be replaced by a lesser type of development contrary to public convenience, welfare, and development needs of the area. Following the sequence of the development program in conjunction with the conditions for this Vesting Map and the CUP will require obtaining a final public report from the State of California Department of Consumer Affairs, Bureau of Real Estate, which is required to sell or lease air space units.
34. The Commission finds that the proposed use will be consistent with the adopted General Plan. The proposed condominiums are consistent in design and density at 23 dwelling units per acre and compatible with the neighboring condominium development to the north.
35. With the conditions of approval, the Commission finds that the requested use at the location proposed 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.
36. The Commission finds that the Project 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 otherwise required to integrate said use with the uses in the surrounding area. Modification to front-yard fence height from 3.5' to 6' is necessary to reduce street noise and provide privacy.
37. The Commission finds that the Project Site is adequately served by W. 223rd Street, a 82'-wide public street, that is improved to carry the kind and quantity of traffic such use would generate and is adequately served by other public or private service facilities as are required. A public elementary school is located approximately 500' to the east of the project site, and bus stops are located within the vicinity of the proposed development.
38. The Commission finds that the Project is in compliance with the parking requirements set forth in the County Code. Section 22.52.1180 of the County Code requires two automobile parking space per unit and one guest parking space for every four units. The proposed site plan depicts 15 standard guest parking spaces and each unit is equipped with a two-car garage.
39. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, and newspaper (The Breeze and La Opinion), and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the West Carson/Carson community. On April

24, 2018, a total of 141 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 2 notices to those on the courtesy mailing list for the Carson Zoned District and to any additional interested parties.

40. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
41. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.
42. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.
43. The location of the documents and other materials constituting the record of proceedings upon which the Commission decision is based in this matter is at 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, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed use at the Project Site with the attached conditions will be consistent with the adopted General Plan; 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.
- B. The proposed use at the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking 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, and 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.

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

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Approves CUP 200500152, subject to the attached conditions.

ACTION DATE: May 30, 2018

SDJ:MP
May 16, 2018

c: Each Commissioner

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. TR063296-(2)
CONDITIONAL USE PERMIT NO. 200500152**

PROJECT DESCRIPTION

The project is a 58-unit residential condominium development with the attached units spread among seven buildings.

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. 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 ("County") Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Numbers. 10, and 13. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) 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.
9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
10. Within five (5) working days from the day after final approval the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,291.25** (\$2,216.25 for a Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring and Reporting Program ("MMRP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
13. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
14. 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 ("Commission") or a 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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
17. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
18. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
19. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional

Planning. These shall include any of the above that do not directly relate to the business being operated on 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.

In the event of graffiti or other extraneous markings occurring, 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.

20. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **five (5) copies of** a modified Exhibit "A" shall be submitted to Regional Planning by **July 29, 2018 days**.
21. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **five (5) copies of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

DEVELOPMENT PROGRAM CONDITIONS

22. This grant authorizes the development program for the Project consisting of 58 attached residential condominium units spread among seven buildings in a gated development, as depicted on the approved Exhibit "A" (dated April 24, 2007) or an approved amended Exhibit "A", subject to all of the following conditions of approval.
23. 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).
24. The project shall be developed in accordance to the attached development program.
25. The following modifications from the County Code shall be authorized as depicted in the approved Exhibit "A":
 - a. Modification of the maximum permitted building height of 35 feet in the R-3 zone to allow up to 44 feet for buildings labeled 1 thru 5 only.
 - 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.
26. 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.
27. No existing building or structure which under the development program is to be demolished shall be used.
28. No existing building or structure which, under the development program, is to be altered shall be used until such building or structure has been so altered.
29. 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.
30. The permittee shall provide bicycle parking as required by the County Code, calculated at a parking ratio of one space per each 10 dwelling units for short-term bicycle parking, and one space per each two dwelling units for long-term bicycle parking. For 58 residential units, not less than six short-term spaces based on the applicable ratio.
31. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of two covered spaces for each dwelling unit and one guest space for every four dwelling units. The 58 residential units would require not less than 116 covered spaces and 15 guest spaces to be provided based on the applicable ratio.
32. The permittee shall not obtain any grading permit for the project prior to recordation of the final map.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

33. Submit a landscape plan to the Department of Regional Planning for review and approval prior to issuance of a building permit. The planting palette shall consist of native species only.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

34. All improvements, including landscaping, shall be completed prior to the occupancy of any structures.

35. Prior to issuance of a Certificate of Occupancy, the subdivider or successor in interest shall enter into a covenant with the Los Angeles County Community Development Commission ("CDC") to set aside three dwelling units for moderate-income households as defined in California Health and Safety Code Section 50079.5, 50093, 50105 and 50106. The three affordable units shall be set-aside for a period of not less than 55 years from the date of issuance of the Certificate of Occupancy. The covenant shall also specify the location of the three affordable units, to the satisfaction of the Director and CDC. The covenant shall be reviewed and approved by the CDC prior to recordation of the document and a recorded copy of the covenant shall be provided to Regional Planning and the CDC.

Attachments:

Pacific Gateway Project (TR063296) Development Program

Mitigation Monitoring and Reporting Program (pages 1-8)

Nesting Birds: Guide to Bird-Friendly Tree and Shrub Trimming and Removal

Pacific Gateway Project (TR063296) Development Program

- Draft Construction Drawings and undergo plan check: commencing upon BOS approval, 18 month duration
- Recordation of condo/final map: commencing upon BOS approval, 12-18 month duration
- Demolition: to commence 3-6 months from BOS approval date
- Grading and Site Work: to commence 3-4 months after building permits, 6 month duration
- Building Construction: to commence after grading and site work, 18-24 month duration over 4-5 phases
- Sales/Occupancy: to commence 12 months after start of construction, in phases over a 24 month duration



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

**CERTIFIED-RECEIPT
REQUESTED**

Bruce W. McClendon FAICP
Director of Planning

September 22, 2008

223 Normandie Properties
Attention: Nancy Bush
24248 Crenshaw Boulevard, Ste. 207
Torrance, California 90505

To Whom It May Concern:

**SUBJECT: 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)
MAP DATE: APRIL 24, 2007**

A public hearing on 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) was held before the Los Angeles County Regional Planning Commission (Commission") on November 7, 2007.

After considering the evidence presented, the Commission in its action on September 17, 2008, approved the vesting tentative tract map and conditional use permit in accordance with the Subdivision Map Act, Title 21 (Subdivision Ordinance) and Title 22 (Zoning Ordinance) of the Los Angeles County Code ("County Code"), and the recommendations and conditions of the Los Angeles County Subdivision Committee; and recommended that the Los Angeles County Board of Supervisors ("Board") approve the requested general plan amendment and adopt the zone change. A copy of the resolutions and approved findings and conditions is attached.

The general plan amendment and zone change are currently pending. The conditional use permit and vesting tentative tract map are not effective until the general plan amendment and zone change are adopted by the Board. Pursuant to subsection C of Section 21.56.010 and subsection B.2 of Section 22.60.230 of the County Code, the vesting tentative map and conditional use permit are deemed to be called for review/appealed by the Board.

General Plan Amendment Case No. 2005-00009-(2) is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map 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).

Zone Change Case No. 2005-00014-(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).

GENERAL PLAN AMENDMENT CASE NO. 2005-00009-(2)
ZONE CHANGE CASE NO. 2005-00014-(2)
VESTING TENTATIVE TRACT MAP NO. 063296
CONDITIONAL USE PERMIT CASE NO. 2005-00152-(2)
Approval Letter

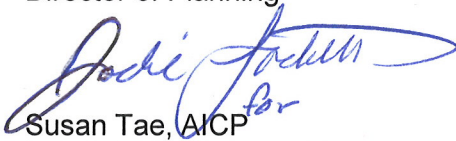
Page 2 of 2

The action on the vesting tentative tract map and conditional use permit authorize:

- The subdivision of the 3.13 gross acre site into one multi-family lot with 58 new attached condominium units in seven buildings; and
- The development by ensuring plan conformance through the development program; including modification of the maximum permitted building height of 35 feet in the R-3 zone to allow up to 44 feet with the development program.

If you have any questions regarding this matter, please contact Mr. Jodie Sackett of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed Fridays.

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning



Susan Tae, AICP
Supervising Regional Planner
Land Divisions Section

SMT:jds

Attachments: Resolutions, Findings and Conditions

c: Board of Supervisors
Subdivision Committee
Building & Safety

**A 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.
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.
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.

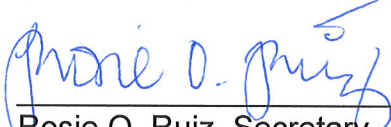
29. The recommended plan amendment will not place an undue burden upon the community's ability to provide necessary facilities and services, as outlined in the preceding findings of fact and environmental documentation.
30. Approval of the recommended plan amendment is in the public interest, specifically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



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

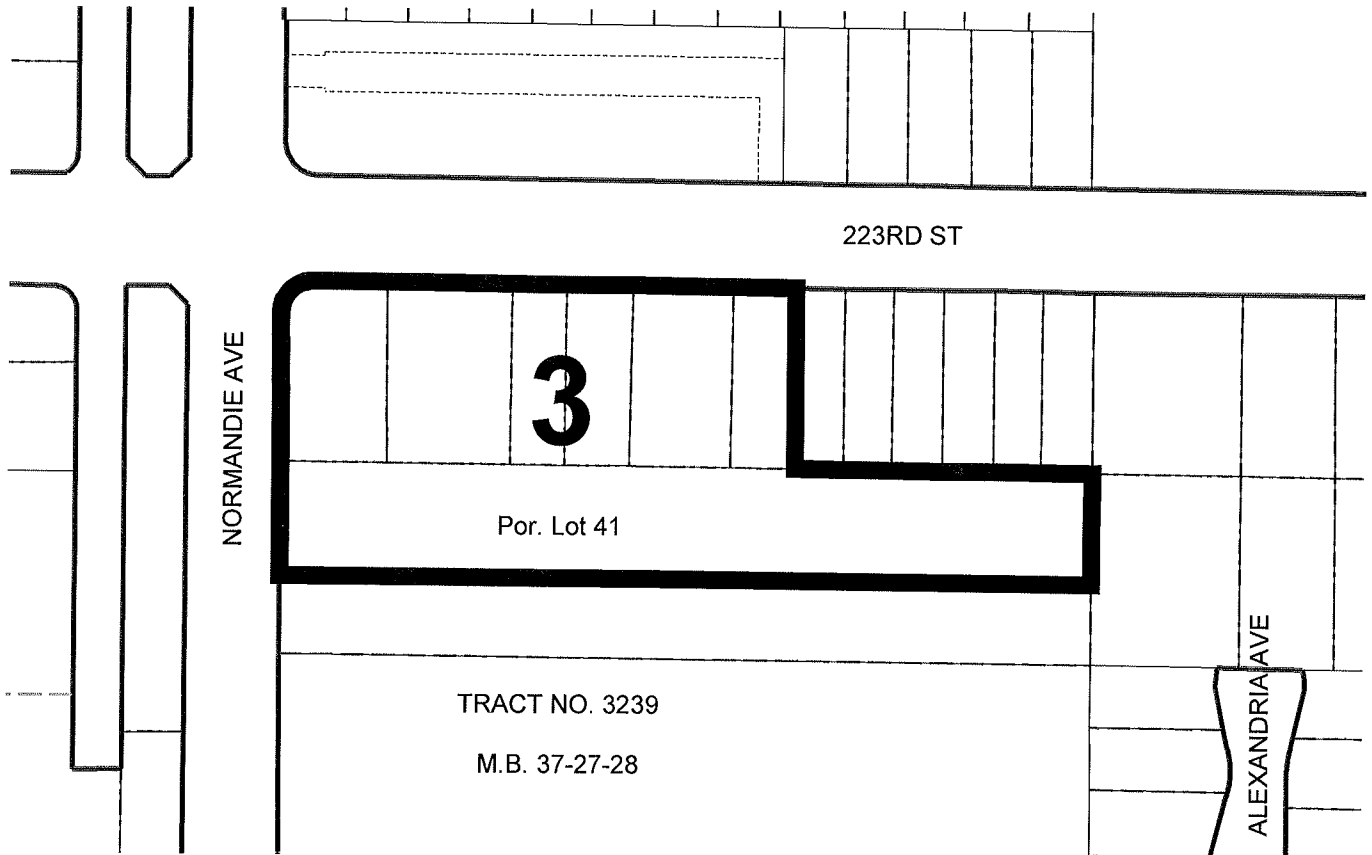
AMENDMENT TO COUNTYWIDE GENERAL PLAN
WEST CARSON COMMUNITY

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



0 100 200
FEET

COUNTY ZONING MAP
048H197

DIGITAL DESCRIPTION: \ZCOVZD_E_COMPTON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
HAROLD V. HELSLEY, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

**A 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.

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-3-23U-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-1 and 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.

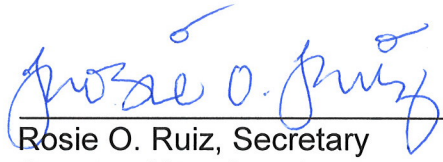
35. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial 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. 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

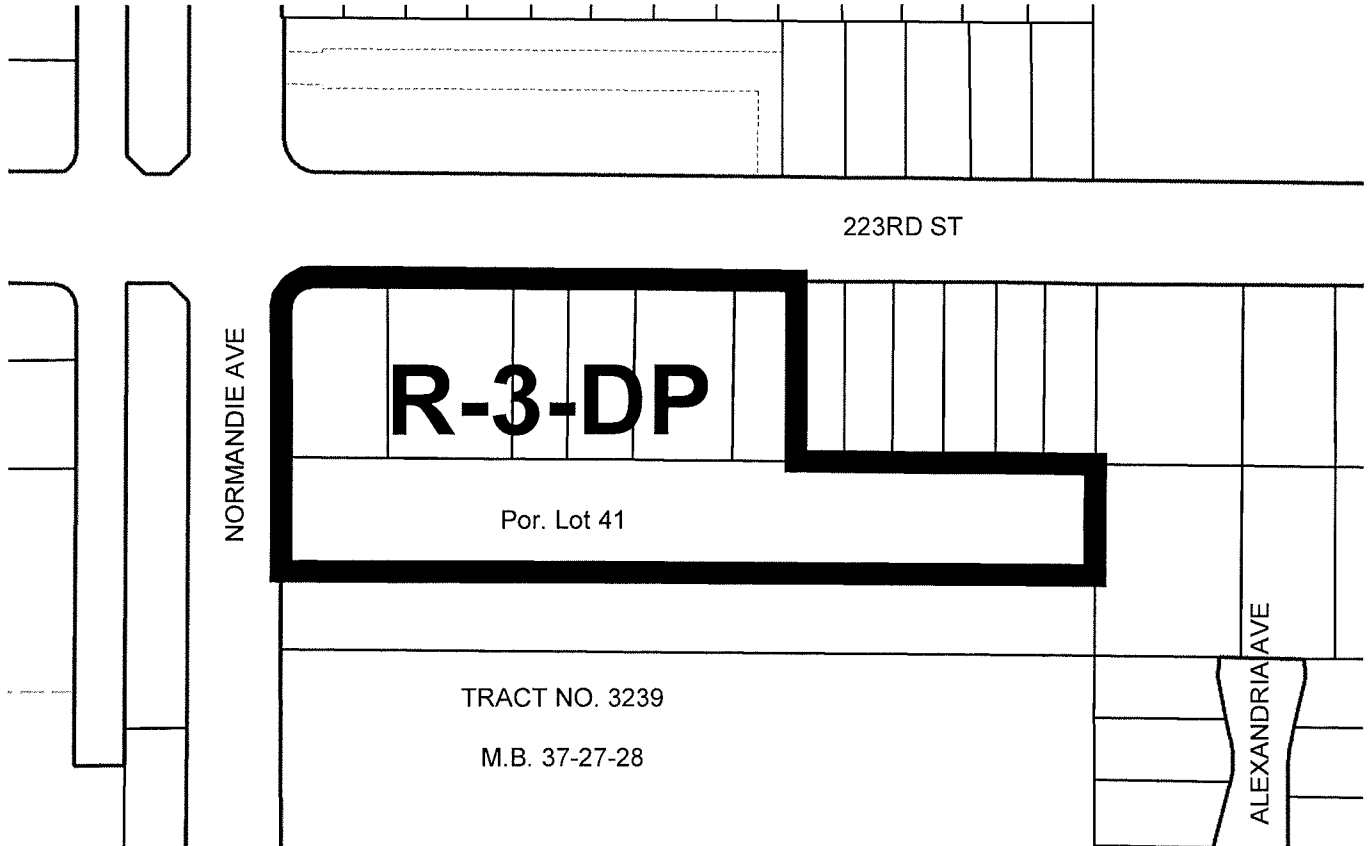
CHANGE OF PRECISE PLAN
CARSON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2005-00014 (2)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE









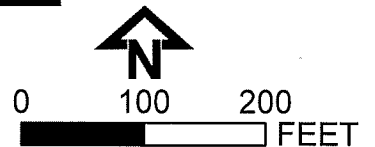
LEGAL DESCRIPTION:

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



COUNTY ZONING MAP
048H197

DIGITAL DESCRIPTION: VZCOZD_CARSON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
HAROLD V. HELSLEY, CHAIR
BRUCE W. McCLENDON, 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).

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.

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").
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.

**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 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.

Conditions

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

Conditions

- 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 provide 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.

Conditions

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.

Conditions

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.

Conditions

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.

Conditions

- 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 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.

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.

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.

Conditions

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.

Conditions

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;

Conditions

- 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.

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

SAS

Prepared by Juan M Sarda
lr63296L-rev3.doc

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

DC

Date 05/24/07 Phone (626) 458-4921

5/25/07

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

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

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.

DISTRIBUTION:

Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

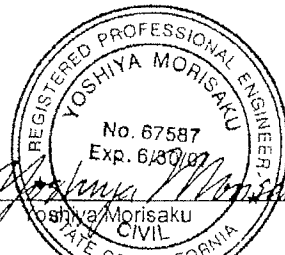
Revised Tentative Tract Map and Exhibit "A" Dated by Regional Planning 4/24/07
Geotechnical Report Dated 7/19/05
Previous Review Sheet Dated 1/30/07

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.



Yoshiya Morisaku
Reviewed by _____

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\63296\TenlTa

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 Angeles 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.

HCW
Prepared by John Chin
lr63296r-rev3.doc

Phone (626) 458-4915

Date 05-29-2007

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.

JAG

Prepared by Julian Garcia
tr63296s-rev3.doc

Phone (626) 458-4921

Date 06-04-2007

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.

HW

Prepared by Lana Radle
tf63296w-rev3 doc

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 J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

GS:cn

LANDDEVELOPMENTREVIEWIGHASSAN\PROJECTS\SITE\TR\vermontAvenueat223rdStreet\TR63296\DOCUMENTS\TR63296CostEstimate.doc

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



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

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

Ms. Francesca S. Bravo
February 13, 2006
Page 2

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.

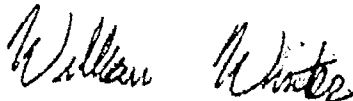
We recommend the City of Los Angeles review this document to determine whether they concur with the study's findings of the potential California Environmental Quality Act impacts within their jurisdictions.

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
M:\pub\WPP\FILES\STU\Amanda\EIR's 2006\EIR06027.doc



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP - Jodie

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 [Signature] 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



**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 = Proposed Units + Exempt Units

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

Sub D 2nd
May 30, 2007 09:26:13
QME02F.PRY



**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:

$$(P)\text{people} \times (0.003)\text{ Goal} \times (U)\text{nits} = (X)\text{ acres obligation}$$

$$(X)\text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- 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 = Proposed Units + Exempt Units

	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



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,

A handwritten signature in black ink that reads "Becky Valenti".

Becky Valenti, E.H.S. IV
Land Use Program



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

RECEIVED OCT 04 2007

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
Customer Service Manager

LM/md

B&EEng-Zundell,223rdSt-Normandie DOM 10-04-07 updated WS

DISTRICT OFFICES: ANTELOPE VALLEY • BAKERSFIELD • BAYSHORE • BEAR GULCH • CHICO • DIXON • EAST LOS ANGELES • FERN SIVER 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 / RENV200500152 / 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/RENV/T200500152/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.

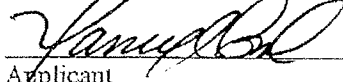
The permittee shall deposit the sum of \$3000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

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 lane, 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.

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

RENV200500152 / RPAT200500009 / RZCT200500014 / RCUPT200500152
 TR063296

Mitigation Monitoring Program

	Impact Mitigation	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
1	<p>Noise</p> <p>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.</p>	Project Applicant	Construction activities limited to daytime hours and prohibited on Sundays and holidays	DHS	During construction activities
2	<p>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.</p>	Project Applicant	Comply with County Noise Ordinance	DHS	During construction activities
3	<p>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.</p>	Project Applicant	Building setbacks shall be 15 feet from property line	DRP 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	Project Applicant	Acquire NPDES Permit	CRWQCB DPW	Prior to the issuance of grading permit
	Compliance with NPDES requirement of the CRWQCB and the DPW				
8	Traffic 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 lane, 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 activities
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 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 DRP	During construction activities

20	<p>Fire / Sheriff</p> <p>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.</p>	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	<p>The project shall utilize a restricted radio frequency access gate opener. Applicant shall submit verification of device prior to issuance of Certificate of Occupancy.</p>	Project Applicant	Utilize restricted radio frequency access gate opener	LACSD	Prior to issuance of Certificate of Occupancy
22	<p>Environmental Safety</p> <p>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.</p>	Project Applicant	Cease construction and remediate site if soil contamination is suspected	DTSC CRWQCB DPW	During construction activities

23	<p>Mitigation Compliance</p> <p>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</p>	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: RENV200500152
RPAT200500009
RZCT200500014
RCUPT200500152



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

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

GENERAL INFORMATION

L.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:

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

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
-
-
-
-

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
-
-
-

Trustee Agencies

- None
- State Fish and Game
- State Parks
-

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Heavy traffic on Normandie Ave. and 223rd St.</i>
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>NPDES requirement</i>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Heavy traffic on Normandie Ave. and 223rd St.</i>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Access gate proposed</i>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Site includes used car sales lot, underground tank</i>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Water quality, noise, environmental safety</i>

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.

- Development Policy Map Designation: Conservation / Maintenance
- Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- 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 EJR is required to analyze only the factors changed or not previously addressed.

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

Approved by: Dayl Kontak Date: 6 DECEMBER 2006

- This proposed project is exempt from Fish and Game CEQA filing 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 - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)? <i>Normandie Avenue and 223rd St. are heavily traveled streets</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? <i>Meyler Street Elementary School within 500' of project site</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? <i>Construction noise</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 - I. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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? <i>10-99 home subdivisions are subject to NPDES requirements</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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? <i>10-99 home subdivisions are subject to NPDES requirements</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|---|---|
| <input type="checkbox"/> Industrial Waste Permit | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code -- Ordinance No.2269 | <input checked="" type="checkbox"/> 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

- | | |
|---|---|
| <input type="checkbox"/> MITIGATION MEASURES | <input type="checkbox"/> OTHER CONSIDERATIONS |
| <input type="checkbox"/> Lot Size <input type="checkbox"/> Project Design | <input type="checkbox"/> ERB/SEATAC Review <input type="checkbox"/> 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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

- | | |
|--|--|
| <input type="checkbox"/> MITIGATION MEASURES | <input checked="" type="checkbox"/> OTHER CONSIDERATIONS |
| <input type="checkbox"/> Lot Size | <input type="checkbox"/> Project Design |
| <input type="checkbox"/> Visual Report | <input type="checkbox"/> 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?

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Potentially significant | <input type="checkbox"/> Less than significant with project mitigation | <input checked="" type="checkbox"/> Less than significant/No impact |
|---|--|---|

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)? <i>58 townhomes proposed</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in any hazardous traffic conditions? <i>Access off of a busy street (223rd St.)</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
<hr/>				
				<i>Los Angeles Unified School District</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
<hr/>				
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
<hr/>				
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
<hr/>				
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?
<hr/>				
<hr/>				

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? <i>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.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area? <i>Access gate may delay response time</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/> <hr/> <hr/> <hr/>

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
				<i>Limited landfill capacity</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land? |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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?
<i>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).</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? |
| j. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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

**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- 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-foot 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-foot 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.

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-foot 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.

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

MITIGATED NEGATIVE DECLARATION

PROJECT NO. TR063296
ENVIRONMENTAL CASE NO. 200500152

1. **DESCRIPTION:** A request to create 58 attached condominium units in 7 buildings on 1 multi-family lot consisting of 3.13 acres.
2. **LOCATION:** 1232, 1238, 1244, 1246, 1248 W. 223rd Street;
22318, 22320, 22322 Normandie Avenue, & corner lot at Normandie Ave./W. 223rd St.
1. **PRPONENT:**
Storm Properties, Inc.
2. **FINDINGS OF NO SIGNIFICANT EFFECT:** Based on the initial study, it has been determined that the project will not have a significant effect on the environment.
3. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:** The location and custodian of the record of proceedings on which the adoption of this Mitigated Negative Declaration is based is:

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

PREPARED BY: Marie Pavlovic, Land Divisions

DATE: May 15, 2018

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. TR063296 / PERMIT NO. TR063296 / CUP NO. 200500152 / ENV NO. 200500152

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	Proposed project activities (including, but not limited to, staging and disturbances to native and non-native vegetation, structures, and substrates) shall occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.	Submit a breeding bird survey, if necessary. Retain the services of a qualified biological monitor, as necessary.	Prior to issuance of a grading permit.	Subdivider and Successor, Permittee	Regional Planning
		If avoidance of the avian breeding season is not feasible, beginning thirty days prior to the initiation of project activities, a qualified biologist (as determined by Los Angeles County's Department of Regional Planning) with experience in conducting breeding bird surveys shall conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. If requested, the project proponent shall provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. TR063296 / PERMIT NO. TR063296 / CUP NO. 200500152 / ENV NO. 200500152

	<p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to Los Angeles County and, upon request, the California Department of Fish and Wildlife (CDFW). Based on the submitted information, Los Angeles County (and CDFW, if CDFW requests) will determine whether to allow a narrower buffer.</p>				
	<p>The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.</p>				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. TR063296 / PERMIT NO. TR063296 / CUP NO. 200500152 / ENV NO. 200500152

5.1	Cultural Resources	<p>In the event that archaeological resources are encountered during the demolition/construction activities, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist and Native American representative shall be notified of the find. The archaeologist shall record all recovered archaeological resources, excluding tribal cultural resources, on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System - South Central Coastal Information Center (SCCIC), evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines including but not limited to a Phase III data recovery and associated documentation, and in consultation with the designated Native American representative. The archaeologist shall prepare a final report about the find to be filed with the Applicant, the Los Angeles County Department of Regional Planning, and the SCCIC, as required by the California Office of Historic Preservation. The report shall include documentation of the resources recovered, a full evaluation of the eligibility of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the find.</p>	<p>Retain a qualified archaeologist and notify the appropriate Native American representative, as necessary. Archaeological monitoring of remaining earthwork activities should an encounter occur. Archaeologist shall record and file report of findings.</p>	<p>During earthwork activities.</p>	<p>Owner/Applicant & Archaeologist</p>	<p>Regional Planning</p>
5.2	Cultural Resources	<p>In the event that paleontological resources are encountered during the demolition/construction process, affiliates of the proposed project would be required to halt all development activities, contact the Los Angeles County Natural History Museum and inform them of the encounter. Subsequently, the applicant should retain the services of a qualified paleontologist. Only the paleontologist will be able to tell the contractor when development activities can recommence.</p>	<p>Retain a qualified paleontologist if an encounter occurs. Paleontological monitoring of remaining earthwork activities.</p>	<p>During earthwork activities.</p>	<p>Owner/Applicant & Paleontologist</p>	<p>Regional Planning</p>

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. TR063296 / PERMIT NO. TR063296 / CUP NO. 200500152 / ENV NO. 200500152

9.1	Hazards and Hazardous Materials	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 and the Department of Toxic Substances Control.	Cease construction and remediate site if soil contamination is suspected.	During earthwork activities.	Subdivider and Successor, Permittee	DTSC and CRWQCB
13.1	Noise	Building setbacks along 223 rd Street and Normandie Avenue shall be 15 feet from the property line, apart from the 8-foot setback at the corner of the intersection to accommodate a 27-foot, 45-degree corner dedication required by the County's Department of Public Works. Said requirement shall be included in the notes of an approved building plan.	Establish buildings at least 15 feet from property lines.	Prior to issuance of building permit and Certificate of Occupancy.	Subdivider and Successor, Permittee	DRP & DPH
13.2	Noise	Trash pickup shall not be permitted before 7:00 a.m. and after 6:00 p.m.	Avoid trash pickup between the hours of 7:00 a.m. and 6:00 p.m.	Throughout project lifetime.	Subdivider and Successor, Permittee	DPH
13.3	Noise	Applicant shall post signs with the speed limit of 15 mph for project driveways and 10 mph for parking areas.	Post speed limit signs for project driveways and parking areas.	Prior to issuance of Certificate of Occupancy.	Subdivider and Successor, Permittee	DRP
13.4	Noise	Limit all construction activities 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.	Limited construction activities to daytime hours on weekdays and Saturdays.	During construction activities.	Subdivider and Successor, Permittee	DPH
13.5	Noise	All air-conditioning units shall be shielded and properly installed according to manufacturer's requirements.	Properly install and shield all air conditioning units.	Throughout project lifetime.	Subdivider and Successor, Permittee	DPH
15.1	Public Services	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.	Pay fair share contribution as required.	Prior to issuance of a building permit.	Subdivider and Successor, Permittee	Fire Department
15.2	Public Services	The project shall utilize a restricted radio frequency access gate opener. Applicant shall submit verification of device prior to issuance of Certificate of Occupancy.	Install, operate, and maintain a radio frequency emergency vehicle only gate.	Prior to issuance of a Certificate of Occupancy.	Subdivider and Successor, Permittee	Sheriff's Department

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. TR063296 / PERMIT NO. TR063296 / CUP NO. 200500152 / ENV NO. 200500152

15.3	Public Services	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.	Provide written notification to LAUSD.	Prior to issuance of a grading permit.	Subdivider and Successor, Permittee	LAUSD & DRP
15.4	Public Services	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.	Obtain School Pedestrian Route Maps.	Prior to issuance of a grading permit and throughout construction.	Subdivider and Successor, Permittee	LAUSD & DRP
15.5	Public Services	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.	Install and maintain appropriate traffic controls. Submit a determination letter from LAUSD.	Prior to issuance of a grading permit.	Subdivider and Successor, Permittee	LAUSD & DRP
17.1	Transportation/Traffic	Haul trucks shall be staged on-site whenever feasible and shall not block the public right of way. Trucks shall use a dispatch system.	Haul trucks shall be staged on-site; trucks shall use dispatch system.	During construction activities.	Subdivider and Successor, Permittee	DRP
17.2	Transportation/Traffic	Haul truck routes shall be limited to commercial streets and shall avoid use of residential streets to the extent feasible.	Restrict truck haul routes to commercial streets.	Throughout project construction activities.	Subdivider and Successor, Permittee	DRP
17.3	Transportation/Traffic	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.	Submit a construction work site traffic control plan.	Prior to final map approval.	Subdivider and Successor, Permittee	LADOT & DRP

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. TR063296 / PERMIT NO. TR063296 / CUP NO. 200500152 / ENV NO. 200500152

17.4	Transportation/Traffic	All construction related truck traffic shall be restricted to off-peak hours.	Restrict construction related truck traffic to off-peak hours.	Throughout project construction activities.	Subdivider and Successor, Permittee	DPW
17.5	Transportation/Traffic	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.	Submit a site plan for review and approval.	Prior to final map approval.	Subdivider and Successor, Permittee	DPW
17.6	Transportation/Traffic	Construction truck haul routes shall not pass by any school except when school is not in session.	Restrict construction truck haul routes from passing by any school while in session.	Throughout project construction activities.	Subdivider and Successor, Permittee	DPW
17.7	Transportation/Traffic	Staging or parking of construction-related vehicles, including worker-transport vehicles, shall be prohibited on or adjacent to a school property.	Restrict the staging or parking of construction-related vehicles on or adjacent to school property.	Throughout project construction activities.	Subdivider and Successor, Permittee	DPW
17.8	Transportation/Traffic	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.	Install barriers and/or fencing as required. Implement security patrols.	Throughout project construction activities.	Subdivider and Successor, Permittee	DPW
17.9	Transportation/Traffic	The project shall contribute its proportionate share (11.8%) of the cost for improvements on Vermont Avenue at 223 rd Street, south approach: one left-turn, 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). 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.	Contribute share of cost for improvements, as specified. Submit a detailed signing and striping plan for review and approval.	Prior to final map approval.	Subdivider and Successor, Permittee	DPW

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. TR063296 / PERMIT NO. TR063296 / CUP NO. 200500152 / ENV NO. 200500152

18.1	Tribal Cultural Resources	<p>In the event unknown tribal cultural resources are encountered during Project construction, all ground-disturbing activities within the vicinity of the find shall cease and a qualified Native American Monitor and archaeologist shall be notified of the find. If the resources are archaeological resources that are not tribal cultural resources the archaeologist shall follow the work description laid out in MM CR-1. The Native American Monitor shall evaluate and record all tribal cultural resources. The Native American monitor shall continue to monitor grading activities within the boundaries of the tribal cultural resource site. The Native American Monitor shall monitor all grading activities within the project site including, but not limited to, pavement removal; post holing; auguring; boring; grading; excavation; and trenching that occur as a part of project implementation. The applicant shall provide evidence to the Department of Regional Planning that a qualified Native American Monitor, as previously described, has been retained. In the event archaeological resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease and the Native American Monitor shall evaluate and record all tribal cultural resources. The Native American Monitor shall maintain a daily monitoring log that contains descriptions of the daily construction activities, locations with diagrams, soils, and documentation of tribal cultural resources identified. If the Native American Monitor determines the resources are not tribal cultural resources, a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System-South Central Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System-South Central Coastal Information Center. The archaeologist's report shall include documentation of the</p>	Follow monitoring procedures outlined in the mitigation measure.	Through construction activities involving ground disturbance.	Owner/Applicant & Qualified Native American Monitor	DRP
		<p>Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System-South Central Coastal Information Center. The archaeologist's report shall include documentation of the resources recovered, a full evaluation of eligibility with respect to the California Register of Historical Resources, and the treatment of the resources recovered. The monitor(s) shall photo-document the ground disturbing activities. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity. The on-site monitoring shall end when the ground disturbance activities are completed.</p>				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. TR063296 / PERMIT NO. TR063296 / CUP NO. 200500152 / ENV NO. 200500152

18.2	Tribal Cultural Resources	In the event of an archaeological find, the qualified archaeologist shall monitor all remaining grading activities, along with the Native American Monitor, within the boundaries of the archaeological site and document and report findings as described in MM TCR-1.	Follow monitoring procedures outlined in the mitigation measure.	During earthwork activities.	Owner/Applicant Qualified Archaeologist Qualified Native American Monitor	DRP
20.1	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submit a compliance report for review and approval and replenish the mitigation monitoring account as needed.	Annually and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

Environmental Checklist Form (Final Initial Study)
County of Los Angeles, Department of Regional Planning



Project title: Pacific Gateway: TR063296; RENV200500152; RPAT200500009; RZCT200500014; RCUPT200500152

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Nancy Bush; 310-539-5390

Project sponsor's name and address: Nancy Bush, 23545 Crenshaw Blvd., Suite 100, Torrance, CA 90505

Project location: 1232, 1238, 1244, 1246, 1248 223rd Street; and 22318, 22320, 22322 Normandie Ave. Torrance

APN: 7344-014-001, 7344-014-002, 7344-014-003, 7344-014-004, 7344-014-005, 7344-014-028
USGS Quad: Torrance

Gross Acreage: 3.13 acres

General plan designation: 1 (Low Density Residential – 1 to 6 du/ac) and I (Major Industrial) (1980 General Plan)

Community/Area wide Plan designation: N/A

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

Description of project: A residential condominium development consisting of 58 attached townhomes. A general plan amendment from low-density residential and industrial to medium-density residential; a zone change from M-1 and A-1 to R-3DP; and a Development Program CUP to ensure the development occurring after the property has been rezoned will conform to plans presented to the decision-making body are also needed to facilitate the requested density. The proposed townhomes will be three-story units (maximum of 44 ft high) with 131 parking spaces (116 attached garage parking and 15 open parking for guests) and a 10,531 s.f. common open space area. Access will be off of 223rd Street into a gated entry and a secondary access is provided off of Normandie Ave. for emergency vehicles only. The project will incorporate environmentally friendly roofs and pavements; all garages will be fitted for electric vehicle support with no less than 240 volts, 40 amp service; idle reduction signs will be posted during all construction, and in the guest parking area; and no fewer than one tree per 5,000 square feet of floor area. Decorative walls and landscaping will be provided along all property street frontages. Under the DP CUP, the following modifications are proposed: a) a maximum building height of 44 feet instead of the standard 35 feet; b) a building setback of eight feet at the corner of West 223rd Street & Normandie Avenue instead of 15 feet; and c) perimeter fencing exceeding 3.5 feet, but limited to a maximum height of 6 feet, within the front yard. The following earthwork quantities are projected: 1,000 c.y. of cut; 6,000 c.y. of fill; and 5,000 c.y. of import material resulting in 350 truck trips. The proposed haul route carries traffic to the project site from the 110 freeway via W. Sepulveda Boulevard connecting to South Normandie Avenue. The project site is located at the corner of Normandie Blvd. and W. 223rd Street. The source of the import is unknown at this time. The figure below depicts the proposed haul route:

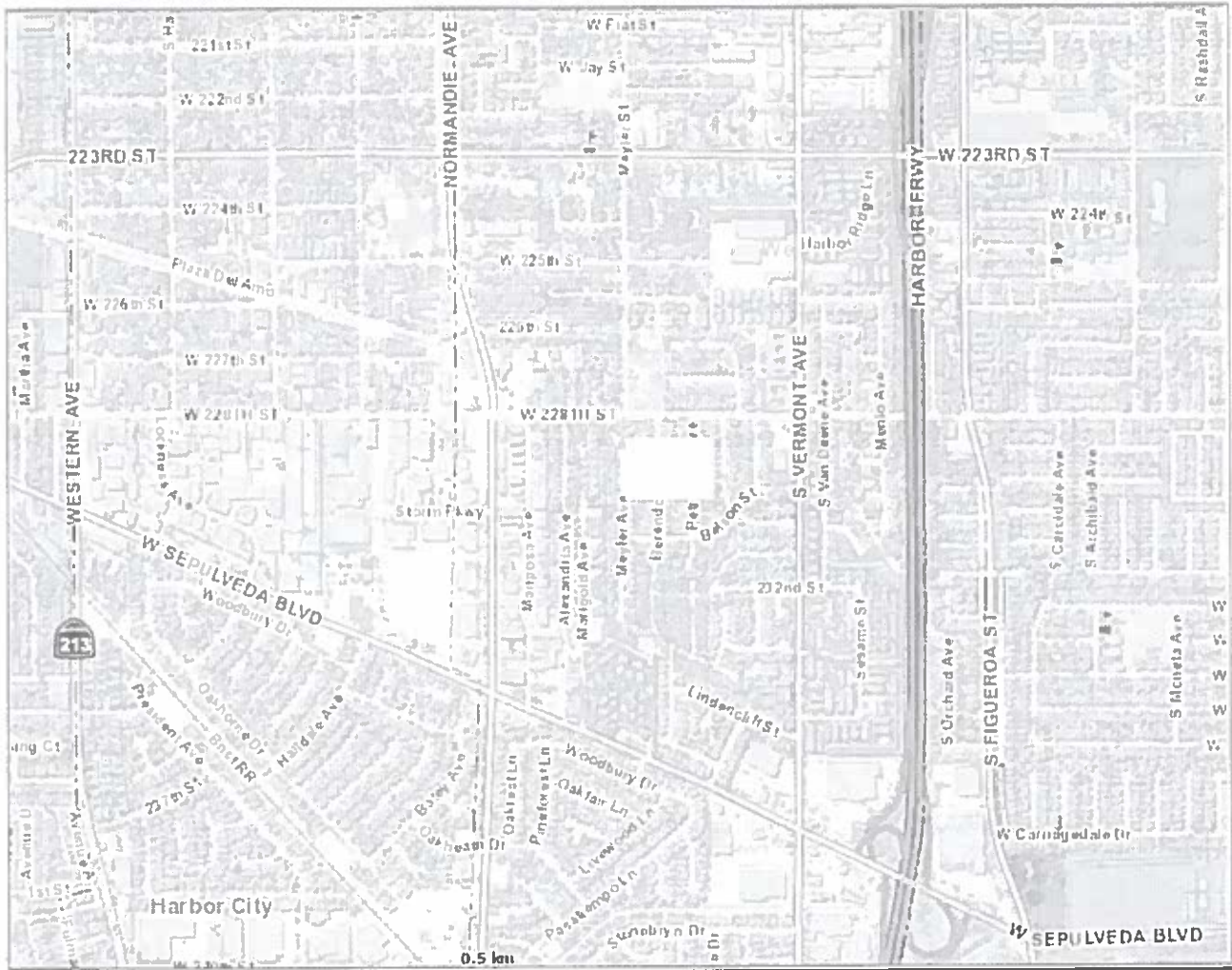


Figure 1: Proposed haul route.

Surrounding land uses and setting: The Project site is located in an urbanized area with no significant natural resources. The Project site is currently developed with single-family residences on four parcels, a used car lot and ancillary sales office on the industrial parcel, and the corner lot is vacant. Surrounding land uses consist of Normandie Recreation Center; Meyler Street Elementary School; residential condominiums; single family residences; a mobile home park; light industrial parks; and commercial establishments.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
Los Angeles County	<u>Building, Grading, and Demolition Permits</u>
Department of Public Works	

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
-------------------------	-------------------------------

<u>TR061387</u>	<u>76-unit condominium development recorded in April 2006</u>
<u>TR065157</u>	<u>60-unit condominium development approved in December 2007</u>
<u>TR067784</u>	<u>246 attached condominiums in one building approved in November 2008</u>
<u>TR060027</u>	<u>21 attached condominiums spread between four buildings (BOS intent to approve given in May 2009)</u>
<u>TR063243</u>	<u>19 attached condominium units spread between four buildings (BOS intent to approve given in Feb. 2010)</u>
<u>TR060481</u>	<u>5 single-family lots approved in July 2006.</u>
<u>TR060027</u>	<u>21 attached condominium units approved in May 2009.</u>

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:

 - Los Angeles Region*
 - Lahontan Region*

- Coastal Commission
- Army Corps of Engineers
- Caltrans

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- City of Gardena
- Transportation Authority
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- L. A. Unified School District
- City of Los Angeles
- Department of Transportation
- City of Los Angeles
- Department of Recreation and Parks
- DTSC
- Native American Heritage Commission*
- City of Los Angeles Planning Department*

Regional Significance

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

Trustee Agencies

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- DPW:
- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
 - Health Hazmat
- Sanitation District
- Public Health/ Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

The environmental factors checked below would be potentially affected by this project.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture/Forest | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |


DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature (Prepared by)

04-19-18
Date

 JONES
Signature (Approved by)

2018 APR 19
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Have a substantial adverse effect on a scenic vista?

The project site is located within an urban area, and not located near a designated scenic highway or significant ridgeline. The proposed development of 58 residential condominium units is located within an established urbanized residential community and will not adversely affect a scenic vista.

b) Be visible from or obstruct views from a regional riding or hiking trail?

The project site is located within an urban area that is not served by regional riding or hiking trails. Therefore, the proposed development of 58-unit condominiums will not be visible from or obstruct views from a multi-use trail.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The proposed 58-unit condominium development is not located near a state scenic highway. Therefore, the project will not damage scenic resources that are located within a state scenic highway.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?

The proposed project is located at the southwest corner of West 223rd and Normandie Avenue, in an established urbanized area. The project is similar in nature and density to the established condominium project located at the northeast corner, across W. 223rd Street. The 58-unit condominium development proposes 44' high buildings which exceed the maximum height limit of 35 feet that applies to all buildings within residential zones. All seven buildings will stand taller than the 1-story residential and industrial structures presently established on the project site and on adjacent properties. Buildings 6 and 7 are located on the easterly portion of the multi-family lot and are set back a distance of at least 15 feet from adjacent single-family residences. The 58 units are spread between 7 buildings and incorporate a variety of materials to minimize bulk.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

The proposed 58-unit condominium project is proposed within seven, 44-foot high buildings. The buildings will comply with the required setbacks. In the R-3 zone, the front and rear yard setbacks are 15 feet and the side yard setback is 5 feet. A road dedication is required at the corner of West 223rd and Normandie Avenue; therefore, the setback at the corner will be 8 feet instead of the required 15 feet. The project is required to conform to County Code, apart from the requested modification to building height, corner setback and front-

yard fence height. Therefore, the proposed project should not create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area.

2. AGRICULTURE / FOREST

- | | <i>Potentially
Significant
Impact</i> | <i>Less Than
Significant
Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|---|---|--|---|-------------------------------------|
| <p>Would the project:</p> <p>a) 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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The project site is zoned M-1 and A-1 and is not compromised of any farmland. The project is located in an established urbanized area and will not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the State's Department of Conservation, Farmland Mapping and Monitoring Program 2014 Map (Source: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2014/>).

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is composed of six parcels, one is zoned M-1 (Light-Industrial) and five are zoned A-1 (Light Agricultural), but are not currently used for agricultural purposes. The project site is not designated as an Agricultural Opportunity Area or fall under a Williamson Act contract. A zone change to R-3 is proposed as the Project conflicts with the existing zoning.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

There is no forest land or timberland zoned Timberland Production within the project site. Therefore, the development of a 58-residential condominium units will not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

There is no forest land within the project site and the proposed development will not result in the loss of forest land or conversion of forest land to non-forest use

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

There is no forest land or Farmland within the project site nor is the project site located near Farmland or forest land. Therefore, the proposed development of 58-residential condominium units does not pose a threat to these types of land.

3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is located within the South Coast Air Quality Management District’s (SCAQMD) jurisdiction. The SCAQMD manages air quality for the South Coast Air Basin and is responsible for attaining state and federal clean air standards. The SCAQMD implements a wide range of programs and regulations, most notably, the Air Quality Management Plan. The purpose of the AQMP is to comply with state and federal requirements and reduce the high level of pollutant emissions in the basin through various control measures. On March 3, 2017, the 2016 Air Quality Management Plan (AQMP) was approved.

The 58-unit residential condominium development does not conform to the 2035 General Plan as the project proposes changing the industrially zoned parcel to residential zoning and intensifying the parcels that are zoned for residential development from A-1 to R-3. An air quality study for the proposed project was prepared by Synectecology on June 22, 2017. Area Designations for six criteria pollutants, which is the most current and represent air quality based on 2008 to 2010 monitoring data, the State Ambient Air Quality Standards for Los Angeles County are as follows: “Nonattainment” for Ozone (O₃), Suspended Particulate Matter (PM₁₀), Fine Suspended Particulate Matter (PM_{2.5}), Nitrogen Dioxide (NO₂), Lead (Pb); “Attainment” for Carbon Monoxide (CO), Sulfur Dioxide (SO₂), and Sulfates; and “Unclassified” for Hydrogen Sulfide and Visibility Reducing Particles. According to Synectecology’s Air Quality Analysis (2016), neither the construction nor the operation of the project is projected to exceed the daily threshold values stipulated by SCAQMD and the project would not result in significant localized air quality impacts. Therefore, although the project is not consistent with the General Plan, the emissions resulting from construction and operation of the Project are anticipated to have a less than significant impact in terms of contribution and would not obstruct implementation of the AQMP.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The Project involves the demolition of existing structures. There is a potential for these structures to contain asbestos. According to AQMD, “asbestos is a carcinogen and is categorized as a hazardous air pollutant by the Environmental Protection Agency (“EPA”). On October 6, 1989, the SCAQMD adopted AQMD Rule 1403 that specifies work practice requirements that include surveying, notification, and removal to limit asbestos emissions related to building demolition and renovation activities. Prior to demolition, an Asbestos Contractor would be required to survey structures, notify AQMD if asbestos is detected, and follow the Rule 1403 compliance program. The general steps are outlined below:

1. Inspect for the presence of asbestos by a licensed asbestos abatement professional.

2. Identify all affected materials at those houses, including but not limited to all layers of flooring material to the joist level, and all material in the wall or ceiling cavities as necessary to identify and sample them.
3. Notify AQMD in writing no later than 10 working days before the demolition.
4. In the event that ASBESTOS-CONTAINING MATERIAL (ACM) presents in these houses, notifications shall also include the ACM removal starting and completion dates for demolition.
5. In most instance, Adequate Wetting Procedure 3 shall be used to remove non-friable asbestos-containing materials, using the following techniques:
 - (1) All exposed ACM shall be adequately wet during cutting or dismantling procedures.
 - (2) ACM shall be adequately wet while it is being removed from facility components and prior to its removal from the facility.
 - (3) Drop cloths and tenting shall be used to contain the work area to the extent feasible.
 - (4) Only non-power tools shall be used.
6. In the event that dry removal methods is required, this method may include one or more of the following:
 - (1) Use of a HEPA filtration system.
 - (2) Use of a glovebag system.
 - (3) Use of leak-tight wrapping or an approved alternative, to contain all ACM removed in units or sections.
7. Provide name and location of waste disposal site where ACWM will be deposited.
8. Obtain approval from AQMD for a clearance of ACM prior to the demolition.

Other potential air quality impacts associated with and attributable to the construction and operation of the project are addressed below:

Construction Activity Impacts

Construction of the Project has the potential to create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated from construction workers traveling to and from the Project site. In addition, fugitive dust emissions would result from debris removal and construction activities. Construction emissions can vary substantially from day-to-day, depending on the level of activity, the specific type of operation, and prevailing weather conditions in regard to dust. The assessment of construction air quality impacts considers each of these potential sources. The following table provides the Project's maximum daily construction emissions as calculated by CalEEMod V. 2016.3.1:

Source	ROG	NO _x	CO	SO ₂	PM-10 Dust	PM-10 Exhaust	PM-10 Total	PM-2.5 Dust	PM-2.5 Exhaust	PM-2.5 Total
Demolition										
Off Road Diesel	4.10	42.75	23.0 1	0.04	0.74	2.19	2.93	0.11	2.04	2.15
On Road Diesel	0.18	5.80	1.18	0.01	0.29	0.03	0.33	0.08	0.03	0.11
Worker Trips	0.10	0.07	0.85	0.00	0.17	0.00	0.17	0.04	0.00	0.05
Totals	4.38	48.62	25.0 ±	0.05	1.20	2.22	3.43	0.23	2.07	2.31
Site Preparation										
Off Road Diesel	4.96	52.28	23.4 6	0.04	3.66	2.88	6.54	2.01	2.65	4.66
Worker Trips	0.11	0.09	10.2	0.00	0.20	0.00	0.20	0.05	0.00	0.05
Totals	0.19	0.00	0.00	0.00	0.00	0.00				
Grading										
Off Road Diesel	3.07	33.89	17.10	0.03	1.33	1.78	3.10	0.68	1.64	2.32
On Road Diesel	0.84	26.95	5.48	0.06	1.36	0.15	1.51	0.37	0.14	0.51
Worker Trips	0.09	0.07	0.85	0.00	0.17	0.00	0.17	0.04	0.00	0.05
Totals	4.00	60.91	23.43	0.09	2.86	1.93	4.78	1.09	1.78	2.88
Building Construction										
Off Road Diesel	3.11	26.55	18.1 8	0.03	0.00	1.79	1.79	0.00	1.68	1.68
Vendor Trips	0.03	0.78	0.23	0.00	0.04	0.01	0.05	0.01	0.01	0.02
Worker Trips	0.28	0.20	2.39	0.01	0.47	0.00	0.47	0.12	0.00	0.13
Totals	3.42	27.53	20.8 0	0.04	0.51	1.80	2.31	0.13	1.69	1.83
Asphalt Paving										
Off-Gas	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off Road Diesel	1.42	14.52	12.4 3	0.02	0.00	0.84	0.84	0.00	0.77	0.77
Worker Trips	0.28	0.20	2.39	0.01	0.47	0.00	0.47	0.12	0.00	0.13
Totals	3.42	27.53	20.8 0	0.04	0.51	1.80	2.31	0.13	1.69	1.83
Coating										
Off-Gas	42.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off Road Diesel	0.30	2.01	1.85	0.00	0.00	0.15	0.15	0.00	0.15	0.15
Worker Trips	0.05	0.03	0.40	0.00	0.09	0.00	0.09	0.02	0.00	0.02
Totals	43.22	2.04	2.25	0.00	0.09	0.15	0.24	0.02	0.15	0.17
Daily Threshold (Any Phase)	75	100	550	150	→	→	150	→	→	55
Exceeds Threshold? Y/N	No	No	No	No			No			No
Sources: CalEEMod output, June 2, 2017. Seagate Homes 223 rd Street and Normandie Avenue Residential Project Focused Air Quality and Greenhouse Gas Analysis, prepared by Synectecology, dated June 5, 2017.										

Operational Impacts

During operations, the proposed residences would result in air quality emissions of criteria pollutants from area sources, energy sources, and mobile sources. The SCAQMD thresholds for air quality impacts from operations are shown below. Operations of the proposed residential development would not be anticipated to exceed SCAQMD significance thresholds for criteria pollutants, as shown in the table below. As seen in the table below, the Project's operational emissions would be far below SCAQMD thresholds, therefore operational impacts would be less than significant.

Source	ROG	NOx	CO	SO2	PM-10	PM-2.5
<u>Mobile Sources</u>						
<u>Natural Gas</u>	<u>1.58</u>	<u>4.68</u>	<u>17.97</u>	<u>0.05</u>	<u>3.08</u>	<u>0.87</u>
<u>Structural Maintenance</u>	<u>0.03</u>	<u>0.23</u>	<u>0.10</u>	<u>0.00</u>	<u>0.02</u>	<u>0.02</u>
<u>Consumer Products</u>	<u>0.19</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<u>Hearth</u>	<u>15.20</u>	<u>0.39</u>	<u>29.15</u>	<u>0.05</u>	<u>4.43</u>	<u>4.43</u>
<u>Landscape Maintenance</u>	<u>0.15</u>	<u>0.06</u>	<u>4.83</u>	<u>0.00</u>	<u>0.03</u>	<u>0.03</u>
<u>Total Daily Emissions</u>	<u>18.94</u>	<u>5.36</u>	<u>52.05</u>	<u>0.10</u>	<u>7.56</u>	<u>5.35</u>
<u>SCAQMD Thresholds</u>	<u>55</u>	<u>55</u>	<u>550</u>	<u>150</u>	<u>150</u>	<u>55</u>
<u>Exceeds Threshold? Y/N</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
Sources: CalEEMod output, June 2, 2017. Seagate Homes 223 rd Street and Normandie Avenue Residential Project Focused Air Quality and Greenhouse Gas Analysis, prepared by Synectecology, dated June 5, 2017.						

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

The proposed project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is considered non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). The proposed project will result in some long-term stationary and mobile emissions, and contribute incrementally to the South Coast Air basin's current non-attainment status, but the contribution is considered to be less than significant. The major local sources for long-term emissions associated with the occupancy of the 58 units will be associated with the use of household equipment (e.g., lawnmowers, leaf blowers, etc.), outdoor grills, fireplaces, and personal vehicles. The cumulative air quality impacts are considered to be less than significant. The proposed project will need to comply with applicable SCAQMD rules and regulations.

- d) Expose sensitive receptors to substantial pollutant concentrations?

The project site is located in urbanized area adjacent to single-family residences and an industrial property. The project site is essentially flat; however, grading is proposed and heavy motorized equipment will be used to perform the earthwork. Approximately, 1,000 c.y. of cut and 6,000 c.y. of fill, and 5,000 c.y. of imported

material is proposed and 350 truck trips are expected to accompany the aforementioned grading quantities. The project site is surrounded by single-family residences and multi-family residential and commercial buildings. Despite the number of units and associated grading, the proposed project would not expose sensitive receptors to substantial amounts of pollutants. The proposed project is considered consistent with the existing land uses in the neighborhood and will not be a contributor to substantial pollutant concentrations.

e) Create objectionable odors affecting a substantial number of people?

The proposed development of 58-unit condominiums will not create objectionable odors affecting a substantial number of people. The SCAQMD has identified land uses that are typically associated with odor complaints. These uses include activities involving livestock, food processing plants, chemical plants, refineries, landfills, and composting activities. No odor emissions are anticipated, given the nature of the proposed residential use. The proposed project would not violate AQMD Rule 402, which states, "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

References:

- Air Quality Impact Analysis, Canyon View Estates Project, County of Los Angeles, prepared by Envicom Corporation, dated May 10, 2017, Revised September 8, 2017.
- South Coast Air Quality Management District (Accessed March 20, 2018). *Asbestos Demolition & Removal*. Retrieved from <http://www.aqmd.gov/home/rules-compliance/compliance/asbestos-demolition-removal>.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed 58-unit residential condominium development is located in an urbanized area and will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS).

<p>b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

The project site contains no native or natural riparian plant habitats, no streams or jurisdictional waters of the U.S., and no oak trees. New trees and landscaping will be added to the site. The proposed project will not have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS.

<p>c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

The project site is located in an urbanized area. The proposed project does not contain wetlands, rivers, streams, or channels. The proposed 58-unit condominium development should not result in any significant adverse impact to any protected wetlands or waters of the United States.

<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	-------------------------------------	--------------------------	--------------------------

corridors, or impede the use of native wildlife nursery sites?

The project site is not located within a Significant Ecological Area (SEA) or wildlife corridor or near significant ridgelines. The 58-unit residential condominium development is proposed in an urbanized setting and includes demolition of existing structures and removal of all on-site trees. All development projects are subject to the Federal Migratory Bird Treaty Act of 1918 to avoid take of all birds and their active nests including raptors and other migratory nongame birds without a valid permit. In addition to nesting in trees and buildings, birds may nest on the ground within tree and shrub cover.

Bats are considered non-game mammals and are afforded protection by state law from take and/or harassment, (Fish and Game Code Section 4150, California Code of Regulations, Section 251.1). Several bat species are also considered California Species of Special Concern (CSC) and meet the CEQA definition of rare, threatened or endangered species (CEQA Guidelines 15065). Take of CSC could require a mandatory finding of significance by the Lead Agency, (CEQA Guidelines 15065). Bats may roost within buildings and trees. Therefore, to avoid any interference with the movement of any native resident or migratory wildlife species or impede the use of native wildlife nursery sites, the following mitigation measure is recommended to avoid significant impacts to nesting birds and roosting bats:

MM BIO-1: Proposed project activities (including, but not limited to, staging and disturbances to native and non-native vegetation, structures, and substrates) shall occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.

If avoidance of the avian breeding season is not feasible, beginning thirty days prior to the initiation of project activities, a qualified biologist (as determined by Los Angeles County's Department of Regional Planning) with experience in conducting breeding bird surveys shall conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. If requested, the project proponent shall provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain,

vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to Los Angeles County and, upon request, the California Department of Fish and Wildlife (CDFW). Based on the submitted information, Los Angeles County (and CDFW, if CDFW requests) will determine whether to allow a narrower buffer.

The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

There are no oak trees, oak woodlands, Joshua or Juniper trees on the subject property.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

There are no Wildflower Reserve Areas on the subject property. Since there are no oak trees or oak woodlands on the subject property, the proposed project does not conflict with the Los Angeles County Oak Tree Ordinance.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

The project site does not conflict with any of the provisions of an adopted state, regional, or local habitat conservation plan.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

The project site is located at the southeastern corner of Normandie Avenue and W. 223rd Street in an established urbanized area. The existing residences and industrial buildings that are slated for demolition are not listed as a historical resource on the state and national registry. A California Historical Resources Information System Report dated May 23, 2017 indicates a property that is ineligible to be registered as a historic property is located within ¼ mile of the project site. The development of a 58-unit residential condominium development should not cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

The Programmatic EIR for the 2035 General Plan does not identify archaeological resources within Torrance. The project site does not contain a known archaeological resource as defined by CEQA Guidelines §15064.5. Since resources could be buried, it is impossible to conclude with 100% certainty that such resources do not exist below the surface. As a precautionary measure, the following mitigation is recommended:

MM CR-1: In the event that archaeological resources are encountered during the demolition/construction activities, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist and Native American representative shall be notified of the find. The archaeologist shall record all recovered archaeological resources, excluding tribal cultural resources, on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System - South Central Coastal Information Center (SCCIC), evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines including but not limited to a Phase III data recovery and associated documentation, and in consultation with the designated Native American representative. The archaeologist shall prepare a final report about the find to be filed with the Applicant, the Los Angeles County Department of Regional Planning, and the SCCIC, as required by the California Office of Historic Preservation. The report shall include documentation of the resources recovered, a full evaluation of the eligibility of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the find.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The Programmatic EIR for the 2035 General Plan does not identify the project site or the surrounding area as a significant fossil locality. The project site is located in an urbanized setting. The project site itself is essentially flat and void of unique geological features that are associated with the presence of paleontological resources. Therefore, the proposed development is not anticipated to directly or indirectly destroy a unique paleontological resource. Since fossils are often buried, it is impossible to conclude with 100% certainty that such resources do not exist below the surface. As a precautionary measure, the following mitigation is recommended:

MM CR-2: In the event that paleontological resources are encountered during the demolition/construction process, affiliates of the proposed project would be required to halt all development activities, contact the Los Angeles County Natural History Museum and inform them of the encounter. Subsequently, the applicant should retain the services of a qualified paleontologist. Only the paleontologist will be able to tell the contractor when development activities can recommence.

d) Disturb any human remains, including those interred outside of formal cemeteries?

The project site consists of six parcels. Four of the parcels are developed with a single-family residence, the industrial lot is vacant. Although the corner lot is vacant, an underground oil tank was removed and a closure permit was issued by the Department of Public Works in August 2006. The proposed project does not include subsurface excavation such as that necessary to accommodate a subterranean garage or basement. There is also no record of human remains on the project site. If the project is approved, the subdivider is required to comply with the California Health and Safety Code (§7050.5) which requires all construction activities to be halted and a coroner notified if human remains are inadvertently encountered on-site. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission (NAHC) would be notified by telephone within 24 hours pursuant to Sections 5097.98 of the Public Resources Code.

6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project is subject to and shall be in compliance with the Los Angeles County Green Building Standards Code. The project is subject to all components of the Green Building Standards (e.g., Green Building, Low-Impact Development, and Drought Tolerant Landscaping). The purpose of the Green Building Standards Code, Title 31, is to improve public health, safety, and general welfare by enhancing the design and construction of buildings to reduce negative environmental impacts and to encourage sustainable construction practices.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Appendix F, Section 1 of the CEQA Guidelines requires evaluation of energy efficiency only for Environmental Impact Reports.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

The entirety of Los Angeles County is part of the seismically active region of Southern California. Within the County, there are numerous known faults. In the areas surrounding these fault traces, fault and seismic hazard zones have been designated to identify areas of active seismic concern. According to the Department of Conservation's Regulatory Maps Portal (<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map-regulatorymaps>), which maps Alquist-Priolo Earthquake Faults and Seismic Hazards such as liquefaction and earthquake induced landslides, the project site is not located within 4 miles of a fault trace. Although, a strong earthquake would likely affect structures and people residing on the property, the development's siting is not expected to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.

ii) Strong seismic ground shaking?

The entirety of Los Angeles County is part of the seismically active region of Southern California and the project site is located at least 4 miles southwest of the nearest fault zone. The project site is expected to experience seismic ground shaking; but, it should not experience the strong seismic ground shaking that is associated with being near a fault zone (Source: California Department of Conservation, Alquist-Priolo Earthquake Fault Zones Map; GIS-NET3).

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

The project site is located approximately 4 miles southwest of the nearest fault zone. There is no fault trace within the project site and the project site is not located within a seismic hazard zone. Seismic hazard zones are areas that are subject to ground failure triggered by earthquakes (Source: California Department of Conservation, Seismic Zone Map; GIS-NET3).

iv) Landslides?

The project site is not located within the landslide zone, nor near any mountains or hillsides that could generate potential landslides.

b) Result in substantial soil erosion or the loss of topsoil?

The project site is located within a flat urbanized area. Grading is proposed as part of the 58-unit residential condominium development. The proposed grading consists of 1,000 cubic yards of cut and 6,000 cubic yards of fill with 5,000 cubic yards of imported material. The Department of Public Works requires compliance with their grading best practices manual including best management practices for erosion control.

The County's Low Impact Development (LID) Ordinance provides requirements for the management of storm runoff, which lessens potential amounts of erosion activities resulting from stormwater. In addition, the Regional Water Quality Control Board issued a Municipal Storm Water National Pollutant Discharge Elimination System Permit (NPDES Permit No. CAS004001) that requires new development and redevelopment projects to incorporate storm water mitigation measures. As such, a Standard Urban Stormwater Mitigation Plan (SUSMP) is required to reduce the quantity and improve the quality of rainfall that leaves the site. Compliance with these regulatory protections should prevent substantial soil erosion or the loss of topsoil.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The project is located within an established urbanized area. The project is not located within a liquefaction zone and according to a Geotechnical Report prepared by Southern California Geotechnical on July 19, 2016, soil sampling at various locations on the project site did not find soils indicative of susceptibility to liquefaction.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

The project site is not located on soil considered expansive. The 58-unit residential condominiums will be required to comply with the Los Angeles County building code as well as any recommendations developed in tandem with a soils or geology report.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

The proposed project does not entail the installation of onsite wastewater treatment systems, since public sewers are available for the disposal of wastewater.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.217) or hillside design standards in the County General Plan Conservation and Open Space Element?

The project site does not contain areas with slopes. Therefore, it will not conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.217).

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

- a) **Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?**

The project site is developed with single-family residences, industrial buildings, and vehicle storage. The proposed Project consists of a plan amendment from 1 (low-Density Residential) to 3 (Medium Density Residential) and a zone change from A-1 (Light-Agricultural) and M-1 (Light Industrial) to R-3-23U (Limited Multiple Residence) to accommodate 58 residential condominium units. Due to the project's scale and required conformance with the County's Green Building Ordinance, the project is not expected to generate GHGs that would have either a direct or indirect significant impact on the environment.

The CCAP is the County's plan to reduce greenhouse gas (GHG) emissions and is a component of the Air Quality Element in the General Plan. The CCAP includes an inventory of emissions generated by community activities in the unincorporated areas, identifies a target reduction needed to achieve the County's goal, and identifies specific actions that can be taken to support reduced emissions.

Commensurate with the CCAP, the project will:

- Include environmentally friendly roofs and pavements. (Green Building Development, BE-1)
- All garages will be fitted for electric vehicle support with no less than 240 volt, 40 amp service. (Electric Vehicle Infrastructure, LUT-8)
- Idle Reduction Signs (5 Minute Limit) will be posted during all construction, and in any guest parking and/or loading areas. (Idle Reduction, LUT-9)
- Include no fewer than one tree per 5,000 square feet of floor area. Based on an enclosed area, including garages, of 123,326 square feet, the project will include no fewer than 25 trees.

Inclusion of these measures will ensure that the project does not conflict with the County's Community Climate Action Plan and the impact is less than significant.

A numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin (Basin) has not officially been adopted by the SCAQMD. To provide guidance to local lead agencies on determining significance for GHG emissions in their CEQA documents, the SCAQMD has convened a GHG CEQA Significance Threshold Working Group. The SCAQMD is in the process of establishing a threshold for GHG emissions to determine a project's regional contribution toward global climate change impacts for California.

On December 5, 2008, SCAQMD recommended actions for determination of greenhouse gas significance. The recommendations were tiered to determine what projects would be subject analysis and mitigation. The tiered approach was intended for industrial facilities. With respect to residential development, to achieve the

same policy objective of capturing 90 percent of the GHG emissions from new development projects in the residential/commercial sectors and implement a “fair share” approach to reducing emission increases from each sector. A screening level of 3,000 metric tons carbon dioxide equivalent (MTCO₂e) per year would be the “fair share” for residential and commercial projects.

Construction Activity Impact:

Construction would occur over 299 working days. For the purposes of this analysis, construction is estimated to begin on July 3, 2017 and follow the CalEEMod default construction schedule with completion on August 23, 2018. Construction activities would consume fuel and result in the generation of greenhouse gases. Construction CO₂e emissions are as projected using the CalEEMod computer model and included in Table 1 below:

**Table 1
CONSTRUCTION-RELATED GREENHOUSE GAS EMISSIONS
(Mtons/year)**

<i>Year</i>	<i>CO₂</i>	<i>CH₄</i>	<i>N₂O</i>	<i>Total CO₂e¹</i>
2017	241.79	0.05	0.00	243.01
2018	217.70	0.05	0.00	218.83
Total emissions	459.49	0.10	0.00	461.84
Total per Year ²	15.32	0.00	0.00	15.39

Notes:

¹ Because different gases have different conversion factors, totals may not equal.

² Averaged over a period of 30 years.

Operational Impact:

The majority of greenhouse gas emissions, and specifically, CO₂, is due to vehicle travel and energy consumption. As shown in Table 2, the CalEEMod model projects that combined, mobile, area source, energy, waste, and water conveyance would generate 930.79 Mtons of CO₂e on an annual basis. It should be noted here that the emissions associated with the use of electricity and natural gas may be overestimated because for the purposes of this analysis, the 32,920 square feet of garage space, or about 27 percent of the total 123,326 square feet of floor area, is also considered as habitable area.

When the construction emissions are amortized over 30 years and added to this value, the total (i.e., 946.18 Mtons of CO₂e) is under the suggested threshold of 3,000 Mtons per year and the impact is less than significant. Again, this does not consider any “credit” for the removal of the existing land uses which would reduce the actual increase in emissions associated with the project.

**Table 2
YEARLY OPERATIONAL GREENHOUSE GAS EMISSIONS
(Mtons/year)**

<i>Source</i>	<i>CO₂</i>	<i>CH₄</i>	<i>N₂O</i>	<i>Total CO₂e¹</i>
Mobile Sources	704.07	0.04	0.00	705.06
Electricity	98.05	0.00	0.00	98.41
Natural Gas	64.59	0.00	0.00	64.98
Hearth	18.00	0.02	0.00	18.58
Landscape Maintenance	0.98	0.00	0.00	1.00
Water Use	25.31	0.12	0.00	29.34
Waste Disposal	5.42	0.32	0.00	13.42

Proposed Land Use Sub-Total	916.42	0.50	0.00	930.79
Construction Amortization	15.32	0.00	0.00	15.39
Total Yearly Emissions	931.74	0.50	0.00	946.18
Threshold	---	---	---	3,000
Exceeds Threshold?				No

Notes:

¹ Because different gases have different conversion factors, totals may not equal.

Greenhouse gas emissions associated with the proposed project would not exceed the 3,000 MTCO₂E threshold; therefore, impacts are expected to be less than significant.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

A significant impact would occur if the Proposed Project would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases. As such, the Project would be consistent with regional and statewide goals and policies aimed at reducing the generation of GHGs. Further the County adopted the 2013 edition of the California Building Code (County Code Title 26 (Building Code), including the California Green Building Standards Code (County Code Title 31 (Green Building Standards Code). The project would be subject to the California Green Building Standards Code, which requires new buildings to reduce water consumption, employ building commissioning to increase building system efficiencies for large buildings, divert construction waste from landfills, and install low pollutant-emitting finish materials. The project does not include any feature (i.e. substantially altered energy demands) that would interfere with implementation of these state and County codes and plans.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Approximately 5,000 c.y. of imported fill material is proposed, which will generate approximately 350 truck trips. The proposed 58 unit condominium project is not associated with the transport or use of hazardous materials. Updated Phase I and Phase II Environmental Reports were prepared by MTC Engineering on July 18, 2016. A site visit, government record's search, interview with related personnel, and soil samples were analyzed as part of the update. At the time of the site visit, the observer noted the corner and industrial lots were being used for automobile repair and used car dealer with car wreckages piled on site. Since that time, the buildings erected on the corner lot were demolished and the cars that were parked/stored on said lot were relocated to the industrial lot within the project site. The government records search returned the following results:

- a) The project site is not on the agencies reviewing lists;
- b) One NPL site is within approximately 1 mile of the subject property;
- c) Seven RCRA-SQG sites are within approximately 0.25 mile of the subject property;
- d) One response site is within approximately 1 mile of the subject property;
- e) Six Environstor sites are within approximately 1 mile of the subject property;
- f) Four LUST sites are within approximately 0.5 miles of the subject property;
- g) Three SLIC sites are within approximately 0.5 miles of the subject property;
- h) One RCRS NonGen/NLR site is within approximately 0.25 miles of the subject property;
- i) Four HIST CORTESE sites are within approximately 0.5 miles of the subject property;
- j) Four EDR Hist Auto Sites are within approximately 0.125 miles.

As part of the Phase I and Phase II Environmental Site Assessment, intended to assess the Underground Storage Tank Closures and Proposed Residential Buildings, soil samples were taken on September 19, 2005 and analyzed. The analytical results indicate no detectable concentrations of hydrocarbons and oxygenates present in any of the soil samples.

The Updated Report contains the following conclusions:

- a) Under applicable federal and state environmental laws, the subject site presents a low level of risk in terms of the potential presence of the significant contamination issue resulting from hazardous materials;
- b) there is a low likelihood that the site has been adversely impacted from reported NPL, RCRA-SQG, ENVIRONSTOR, LUST, SLIC, RCRA, NonGen/NLR, HIST CORTESE and EDR Hist Auto site;

- c) based on the reviewing of available soil, geology, and groundwater information, the potential possibility that offsite contamination from the reported sites impacts to the subject site is low; and
- d) no significant evidence of environmental concern was observed on-site and no further investigations were recommended.

b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?**

The industrial lot is developed with industrial buildings and has cars stored on-site. It is presently zoned Light-Industrial and is adjacent to other industrial uses. The proposed project is not associated with the transport or use of hazardous materials. Additionally, a 550 gallon underground storage tank was removed from the industrial zoned lot. However, according to a letter dated December 14, 2005, from State's Department of Toxic Substances Control (DTSC), there was no record of Tank Removal Permit nor a No Further Action Order. DTSC recommended an environmental assessment be conducted on-site due to the possibility of "hazardous substances...released to the soil from historic and current land uses at the Project site." The County's Department of Public Works, Environmental Programs Division, reviewed the applicant's Phase II Environmental Site Investigation Report dated June 28, 2006, as part of a closure permit, and confirmed completion of a site investigation.

Further, an Updated Phase I and II Report dated June 18, 2016 was provided reporting no change in conditions from the findings from previous Phase I (#700-2-1E, 08/17/05) and Phase II Reports (700-2-2E, 09/18/05 & 700-2-1EA, 11/03/05), even with the continued used car sales dealer and automobile repair garage uses at the project site. At the time of the update, a car dealer was operating on the A-1 zoned corner lot; however, the use was discontinued in November 2016. Consequently, potential project impacts regarding significant hazards from the release of hazardous materials would be less than significant. The following mitigation measure is recommended to ensure the risk of accidental upset is reduced to a less than significant level:

MM HHM-1: 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.

c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?**

The proposed project site is located within one -quarter mile of an elementary school. As noted previously, no contaminants were identified on-site and the proposed residential development would not emit hazardous emissions or involve the handling of hazardous materials as part of operating the townhomes. Construction practices are required to conform to all local and state laws. Consequently, potential project impacts regarding significant hazards from the release of hazardous materials within one quarter mile of a school would be less than significant.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Section 65962.5 requires that the State of California Department of Toxic Substances Control (DTSC) compile and update, as appropriate, a list of all hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code (“HSC”). The EnviroStor database, maintained by DTSC, details site-specific contamination and may have requirements for cleanup or have restrictions on permitted uses. The database does not list the project site; but, lists three sites located within approximately 1 mile of the project site: 1) Harbor – UCLA Medical Center located at 1000 West Carson Street in Torrance; 2) Halbert’s Lumber, Inc. located at 2026 Abalone Avenue in Torrance; and 3) Don Wilson Builders located at 22700 Meyler Street in Torrance (<http://www.envirostor.dtsc.ca.gov>). Containment and remediation requirements for each of these sites is expected to reduce the risk of cumulative impacts.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

The project site is not located within an airport land use plan, or where such a plan has not been adopted, or within two miles of a public airport or public use airport.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The project site is not located within the vicinity of a private airstrip.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

Future residents of the project site would take access from a private driveway and fire lane off of West 223rd Street, and the an emergency vehicle only access would be provided off of Normandie Avenue. West 223rd Street provides direct access to the 110 Freeway that is located less than a mile from the project site. Consequently, the project would not interfere with the adopted emergency response plan or evacuation plan. The project will not impair the implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

The project is not located within a Very High Fire Hazard Severity Zone.

ii) within a high fire hazard area with inadequate access?

The project is not located within a high fire hazard area with inadequate access.

iii) within an area with inadequate water and pressure to meet fire flow standards?

The project is not located within an area with inadequate water and pressure to meet fire flow standards. The project must satisfy all applicable requirements for construction, access, water mains, fire flows and fire hydrants. As such, two additional public fire hydrants are required to be installed.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

The project is located within an urbanized area and the southerly parcel is zoned Light-Industrial and is developed with a vehicle repair garage, used car dealer, and vehicle storage yard. All uses are required to operate in compliance with local, state, and federal laws. Compliance with all applicable laws should minimize the potential for dangerous fire hazard.

i) Does the proposed use constitute a potentially dangerous fire hazard?

The proposed residential use does not constitute a potentially dangerous fire hazard.

10. HYDROLOGY AND WATER QUALITY

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

- a) Violate any water quality standards or waste discharge requirements?

Pursuant to the federal Water Pollution Control Act (also known as the Clean Water Act (CWA)), all developments in the County that are to be implemented in accordance with the Community Plan are required to include the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP) for the construction phase of a project, and a Water Quality Management Plan (WQMP) for the operation phase of a project. These requirements were further clarified by the Los Angeles Regional Water Quality Control Board (LARWQCB) latest Municipal Separate Storm Sewer System (MS4) NPDES Permit in December 2012. The MS4 permit requires new development and redevelopment projects to incorporate storm water mitigation measures. Under the conditions of the permit, the project applicant would be required to eliminate or reduce non-storm water discharges to waters of the nation, develop and implement a Storm Water Pollution Prevention Plan (SWPPP) for project construction activities, and perform inspections of the storm water pollution prevention measures and control practices to ensure conformance with the site SWPPP. The state permit prohibits the discharge of materials other than storm water discharges, and prohibits all discharges that contain a hazardous substance in excess of reportable quantities established by federal regulations. The state permit also specifies that construction activities must meet all applicable provisions of Sections 30 and 402 of the Clean Water Act (CWA). Conformance with Section 402 of the CWA would ensure that the proposed project does not violate any water quality standards or waste discharge requirements. The County of Los Angeles requires a Standard Urban Stormwater Mitigation Plan (SUSMP) Plan that serves as the WQMP for development project. The SUSMP prescribes structural, operations, and maintenance best management practices (BMPs) to minimize water pollution and erosion during the operation phase of each development. Development of the project would be subject to County review and approval of an SUSMP and its prescribed BMPs. Compliance with the County's MS4 and SUSMP standards would ensure that County water quality and waste discharge standards are met. Consequently, the project would not cause significant impacts relative to violation of water quality and waste discharge standards.

Further, the Department of Public Works approved the Drainage Concept/SUSMP Report on April 23, 2006.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The project site consists of six parcels, four of which are developed with a single-family residence and the industrial parcel is developed with industrial buildings. These uses are connected to the public water system and the project would continue to be served by the water purveyor and not utilize local groundwater.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

The project site is relatively flat with slight downward sloping to the northeast. Six parcels comprise the project site. Four of the five Light-Agricultural zoned parcels are developed with a single-family house. The corner lot is vacant. The Light-Industrial zoned property is developed with a car dealership, car storage, and industrial buildings. According to a Geotechnical Investigative Report prepared by Southern California Geotechnical in July 2016, grading is expected to require maximum cuts and fills approximately 2 to 4 feet. The project is required to comply with an approved drainage plan. Finally, a river or stream does not cross the project site.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The project site is relatively flat with slight downward sloping to the northeast. Six parcels comprise the project site. Four of the five Light-Agricultural zoned parcels are developed with a single-family house. The corner lot is vacant. The Light-Industrial zoned property is developed with a car dealership, car storage, and industrial buildings. According to a Geotechnical Investigative Report prepared by Southern California Geotechnical in July 2016, grading is expected to require maximum cuts and fills approximately 2 to 4 feet. The project is required to conform to an approved drainage plan as well as SUMP. Finally, a river or stream does not cross the project site.

- e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?

There are no water features proposed in connection with the 58-unit residential condominium development. A County approved drainage plan is required which incorporates drainage devices. Therefore, the project would not increase habitat for mosquitoes and other vectors.

- g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

The project site is cumulatively 3.13 acres in size. Four of the five Light-Agricultural zoned parcels are developed with a single-family residence. The corner lot is vacant. The Light-Industrial zoned parcel is developed with industrial buildings, car storage, and a car dealer. Proposed grading quantities are as follows: Approximately, 1,000 c.y. of cut and 6,000 c.y. of fill, with 5,000 c.y. of imported material. The project is required to conform to NPDES permits and the approved SUSMP.

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?

There will be no conflicts as this project will only need to comply with SUSMP.

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

The project site is not located in the vicinity of a State Water Resources Control Board ("SWRCB")-designated Area of Special Biological Significance identified on the SCRCB website, http://www.waterboards.ca.gov/water_issues/programs/ocean/asbs_areas.shtml. The project site is located inland, approximately 5 miles from the coastal portions of Los Angeles County and connects to the municipal storm drain system. Since the project is subject to the County's Low-Impact Development Ordinance, adherence to the requirements would prevent discharge of any substantial amount of nonpoint sources of pollutants.

j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

The project would connect to the County sewer system and does not involve the use of onsite wastewater treatment systems.

k) Otherwise substantially degrade water quality?

The proposed 58-unit residential condominium development would be subject to SUSMP and BMPs. The project would not substantially degrade water quality.

l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

Pursuant to the National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973, the Federal Emergency Management Agency (FEMA) and Flood Insurance Rate Maps (FIRMs) identify areas subject to flooding during the 100-year storm event. The term "100-year" is a measure of the size of the flood. The "100-year flood" is a flooding event that has a one percent chance of occurring in any given year. The project site is not located within a 100-year flood hazard area or within a floodway or floodplain.

m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

The project site is not located within a 100-year flood hazard area, floodway, or floodplain.

n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The project site is not located within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA"). The project site is not located within any dam inundation area as identified by the Los Angeles County Department of Regional Planning (Source: http://rpgis.isd.lacounty.gov/GIS-NET3_Public/Viewer.html).

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

The project site is not located within an area subject to inundation by seiche, tsunami, or mudflow; therefore, structures and those that inhabit the structures are not at risk (Source: http://rpgis.isd.lacounty.gov/GIS-NET3_Public/Viewer.html).

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

- a) Physically divide an established community?

The proposed project is located at the southeast corner of Normandie Avenue and W. 223rd Street in an established urbanized area. The adjacent properties that are zoned A-1 (Light-Agricultural), are developed with single-family residences and the adjacent property to the south is zoned M-1 and is used as apartments and outside storage. A medium density condominium development is located across the street, to the north. The project has been designed to conform to the existing street grid, and will not present a traffic barrier or create land-lock parcels.

- b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?

The proposed project is inconsistent with the current land use categories. Under the 1980 General Plan, the project site is categorized as Industrial and Low-Density Residential (Category 1) which allows 1-6 dwelling units per acre. A plan amendment is requested to change the land use categories to Medium-Density Residential (Category 3), which allows 12-22 dwelling units per acre. A zone change request, from A-1 & M-1 to R-3-DP, is also requested to accommodate the proposed density and land use.

Further, the 2035 General Plan identified the industrial parcel, together with other industrial parcels to the south, as having considerable potential for being converted to a residential use given the pattern of parcels transitioning from industrial to higher-density residential along Normandie Avenue, within the Southbay Planning Area (Chapter 5: Planning Areas Frameworks, pg. 58). Although, the project would be growth inducing. Therefore, the multi-family residential project would be consistent with the 1980 County-wide General Plan with the proposed amendments, and in keeping with the established residential community character as well as the forecasted transition of use discussed in the 2035 General Plan.

- c) Be inconsistent with the County zoning ordinance as applicable to the subject property?

Upon adoption of the proposed zone change and plan amendment from A-1 (Light Agricultural) and M-1 (Light Manufacturing) to R-3-DP (Limited Multiple Residence- Development Program), the project will be consistent with the County zoning ordinance. The amended zoning will allow the project site to accommodate the proposed residential density. A Development Program Conditional Use Permit (DP CUP) is required whenever a zone change is initiated. The DP CUP works to ensure the proposed development will comply with the plans and exhibits reviewed and cleared by the Subdivision Committee. Under the DP CUP, the following modifications were approved by the Regional Planning Commission: a) a maximum building height of 44 feet instead of the standard 35 feet; b) a building setback of eight feet at the corner of West 223rd Street & Normandie Avenue instead of 15 feet; and c) perimeter fencing exceeding 3.5 feet, but limited to a maximum height of 6 feet, within the front yard.

d) Conflict with Hillside Management criteria,
Significant Ecological Areas conformance criteria, or
other applicable land use criteria?

The proposed project site does not contain slopes of 25 percent or greater and will not conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Los Angeles County has a public Geographic Information Systems mapping tool that includes a Mineral Resource Zone layer. The layer relies on mapping information provided by the State of California's Department of Conservation. According to the County's GIS Mapping tool, the project site does not contain commercially-viable aggregate or mineral deposits that would be of value to the region and the residents of the state (Source: http://rpgis.isd.lacounty.gov/GIS-NET3_Public/Viewer.html).

Additionally, the State's Division of Oil, Gas, and Geothermal Resources' (DOGGR) permits and tracks each operating production well and natural gas storage well, and monitors well decommissioning. A 550 gallon underground storage tank was located where the used car sales lot is presently established. According to a letter dated December 14, 2005, from State's Department of Toxic Substances Control (DTSC), there was no record of Tank Removal Permit nor a No Further Action Order. DTSC recommended an environmental assessment be conducted on-site due to the possibility of "hazardous substances...released to the soil from historic and current land uses at the Project site." The County's Department of Public Works, Environmental Programs Division, reviewed the applicant's Phase II Environmental Site Investigation Report dated June 28, 2006, as part of a closure permit, and confirmed completion of a site investigation. Further, a Phase I and II Report dated June 18, 2016 were provided reporting no change in conditions from the findings from previous Phase I (#700-2-1E, 08/17/05) and Phase II Reports (700-2-2E, 09/18/05 & 700-2-1EA, 11/03/05), even with the continued used car sales dealer and automobile repair garage uses at the project site.

DOGGR's Well Finder is the Department's interactive mapping system. It does not identify a well within the vicinity of the project (Source: <http://www.conservation.ca.gov/dog/maps/Pages/GISMapping2.aspx>). Therefore, the proposed development of 58 condominium units would not result in the loss of availability of a known mineral resource.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The project site is located at the southeast corner of West 223rd Street and Normandie Avenue in an established urbanized area. The project site does not contain nor is located within one of the four mineral resource zones identified in the Conservation and Natural Resources Element of the Los Angeles County General Plan (2035). Therefore, the proposed development of 58 residential condominium units will not result in the loss of availability of a locally-important mineral resource recovery site.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project result in:

- a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

The proposed project is located at the southeast corner of Normandie Avenue and 223rd Street in an established urbanized setting. The noise from vehicular traffic along Normandie Ave. and 223rd Street will be less than significant with adherence to California Noise Insulation Standards (interior noise 45 dBA) as found in CCR Title 24 and DHS recommended mitigation measures set forth in a letter of 8/30/06:

MM Noise-1: Building setbacks along 223rd Street and Normandie Avenue shall be 15 feet from the property line, apart from the 8-foot setback at the corner of the intersection to accommodate a 27-foot, 45-degree corner dedication required by the County’s Department of Public Works. Said requirement shall be included in the notes of an approved building plan.

MM Noise-2: Trash pickup shall not be permitted before 7:00 a.m. and after 6:00 p.m.

MM Noise-3: Applicant shall post signs with the speed limit of 15 mph for project driveways and 10 mph for parking areas.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Construction activities will expose persons to groundborne vibration and/or noise levels as some grading is proposed: approximately 1,000 cubic yard of cut; 6,000 cubic yards of fill; with 5,000 cubic yards of imported material. Noise disturbance resulting from construction activities will be temporary and is not anticipated to expose persons to or generate excessive groundborne vibration or groundborne noise levels. The following mitigation measure is recommended to ensure groundborne noise levels are maintained at a less than significant level:

MM Noise-4: Limit all construction activities 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.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

The occupancy of a new 58 unit residential condos will create a permanent increase in ambient noise levels in the vicinity of the project. The project site is located at the southeast corner of Normandie Avenue and W. 223rd Street in an established urbanized area. The project site is located adjacent to single-family residences

and industrial uses. The proposed project is not anticipated to substantially increase permanent ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas. With the incorporation of Noise mitigation measures 2, 3 and the following recommended MM, ambient noise levels are expected to be less than significant:

MM Noise-5: All air-conditioning units shall be shielded and properly installed according to manufacturer's requirements.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?

During the construction phase the project will temporarily and/or periodically increase ambient noise levels in the project vicinity above levels existing without the project. The following mitigation measures are suggested for incorporation to reduce noise impacts resulting from construction activities. However, the project is required to comply with the Noise Code. Further, with incorporation of MM Noise-4, short-term noise impacts are expected to be reduced to a less than significant level.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The project is not located within an airport land use plan or within two miles of a public airport or public use airport

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The project is not located within the vicinity of a private airstrip and will not expose people residing or working in the project area to excessive noise levels related to aviation vehicle landings and take-offs.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project is located at the southeast corner of Normandie Avenue and W. 223rd Street. The project site consists of one industrial parcel and five low-density residential parcels. Three of the A-1 parcels are developed with a single family residence and one of the A-1 zoned parcels is developed with a single-family residence with a second unit. The corner lot is vacant. All of the existing homes will be demolished in order to construct the proposed condominium development. The 2035 General Plan identified the industrial parcel, together with other industrial parcels to the south, as having considerable potential for being converted to a residential use given the pattern of parcels transitioning from industrial to higher-density residential along Normandie Avenue, within the Southbay Planning Area (Chapter 5: Planning Areas Frameworks, pg. 58). Although, the project would be growth inducing. The growth was forecasted and would not result in a significant impact. Additionally, mitigation measures related to traffic and noise are recommended to reduce any negative effects stemming from the project.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project site consists of one industrial parcel and five parcels zoned A-1. Three of the A-1 parcels are developed with a single family residence, another A-1 zoned parcel is developed with a single-family residence and a second unit, and the corner lot is vacant. All of the existing homes will be demolished to construct the 58-unit multi-family development; however, none of the existing units are income-restricted. Therefore, the proposed project will not displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project site consists of one industrial parcel and five parcels zoned A-1. Three of the A-1 parcels are developed with a single family residence, another A-1 zoned parcel is developed with a single-family residence with a second unit, and the corner lot is vacant. Thus, a total of six households would be displaced due to the demolition of the single-family units. Therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

d) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

There are currently six single-family residences located on the project site. The proposed 58 residential condominium units will entail demolition of the existing single-family homes resulting in a net increase of 53 residential units. The net increase should not cumulatively exceed official regional or local population projections. Further, the Planning Areas Framework chapter of the 2035 General Plan included the subject industrial parcel in the Industrial Flex District which means that it was specifically identified as having considerable potential for being converted to a residential use given the pattern of parcels transitioning from industrial to higher-density residential along Normandie Avenue, within the Southbay Planning Area (Source: http://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_5-39_Opportunity_Areas-W_Carson.pdf).

15. PUBLIC SERVICES

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

The project site is located at the southeast corner of Normandie Avenue and W. 223rd Street. The project site consists of six parcels, one industrial parcel and five A-1 zoned parcels. All of the parcels contain structures totaling approximately 9767 square feet of floor area. The proposed floor area for the 58-unit condominium development is 118,250 square feet. Thus, the net floor area is 108,483 square feet. The County Fire Department has reviewed the proposed project and has determined that two additional hydrants must be installed in order to provide adequate fire flow to serve the project. Water service will be provided by California Water Service.

The closest fire station, Fire Station #36, is located approximately 1.3 miles from the site. In a LAC Fire Department (LACFD) letter, dated 08/21/06, the department indicated, "fire protection serving the area appears to be adequate for the existing development/land use." But, also declared, "this project, in combination with the cumulative impact of related projects, will required additional fire protection facilities, equipment, and/or staffing." Therefore, LACFD is recommending the following mitigation measure:

MM PS-1: 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.

Sheriff protection?

The closest Sherriff's station, Carson Station, is located approximately 2.7 miles from the project site. The net increase of 53 residential units would not create capacity or service level problems or result in substantial adverse physical impacts. The proposed project will add new permanent residents to the project site, but not enough to substantially reduce service ratios.

The proposed multi-family development will be gated to restrict access to residents and their guests. Based on a LAC Sherriff's Department (LACSD) letter dated 06/30/06, a siren-activated opener could hinder deputies' access to the development. Therefore, the agency has recommended the following mitigation measure to avoid any response delays:

MM PS-2: The project shall utilize a restricted radio frequency access gate opener. Applicant shall submit verification of device prior to issuance of Certificate of Occupancy.

Schools?

The proposed project is located at the southeast corner of the Normandie Avenue and W. 223rd Street. It is located about 200 feet southwest of Meyler Street Elementary School. Per California Government Code (CGC), the project would be subject to the payment of school impact fee (Section 53080, CGC). As authorized under Section 17620 (a) of the California Education Code (CEC) and Section 65995(b) of the CGC, local school districts are authorized to impose and collect school “impact fees” for all residential and non-residential development activities that occur within their jurisdiction to off-set the additional costs associated with the new students that result directly from the construction of new homes. Payment of school impact fees constitutes full mitigation for the impacts associated with new residential and non-residential development.

The proposed development of 58 residential condominium units is not expected to create a capacity problem for the Los Angeles Unified School Districts (LAUSD). In a LAUSD letter, dated January 4, 2006, the school district stated, “the project will have a significant impact on LAUSD” and recommended mitigation measures to reduce adverse impacts to a less than significant level.

MM PS-3 (Formerly TRANS-7): 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.

MM PS-4 (Formerly TRANS-8): 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.

MM PS-5 (Formerly TRANS-11): 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.

Parks?

The project will be conditioned to pay Quimby Fees per Los Angeles County Code Section 21.28.140. No trails are required. The nearest County Park is the Victoria Community Regional Park which is located approximately 4 miles from the project site; however, the City of Los Angeles’ Normandie Recreation Center is located across the street.

Libraries?

A Library Facilities Mitigation Fee will be assessed to equitably distribute the cost of service provision resulting from increased service system capacity. Payment of the library mitigation fee will be a condition of

project approval per Los Angeles County Code Section 22.72. The closest County library is the Carson Library at approximately 1.9 miles from the project site.

Other public facilities?

The project is not expected to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project site is located across the street (Normandie Avenue) from the Normandie Recreational Center. The facility is located within the City of Los Angeles and owned and operated by LA City. The nearest County park is Victoria Community Regional Park at approximately 4 miles from the project site. Although the proposed condominium development would result in the net increase of 53 residential units, the increase is not expected to cause substantial physical deterioration or accelerated deterioration of these facilities.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project does not include recreational facilities or require the construction or expansion of recreational facilities. The project will be conditioned to pay Quimby Fees per Los Angeles County Code Section 21.28.140.

c) Would the project interfere with regional open space connectivity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

There are no trails located in the vicinity of the project site or on the project site itself. There are no expected impacts to regional open space connectivity.

17. TRANSPORTATION/TRAFFIC

	<i>Less Than Significant</i>	<i>Less Than Significant</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Would the project:

a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

The project should not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. Traffic generation forecast for the proposed project is summarized in Table A. The proposed project is expected to generate a net increase of 26 vehicle trips (2 inbound trips and 24 outbound trips) during the AM peak hours. During the PM peak hours, the proposed project is expected to generate a net increase of 36 vehicle trips (24 inbound trips and 12 outbound trips). Over a 24-hour period, the proposed project is forecasted to generate a net increase of 398 trips during a typical weekday (approximately 199 inbound trips and 199 outbound trip). In short, the increase of traffic from the proposed project site falls substantially below the threshold of the Los Angeles County's mitigation requirement. A project trip generation table and haul route that limits construction trucks carrying import material to commercial streets are provided below.

Table A
PROJECT TRIP GENERATION

LAND USE	SIZE	DAILY TRIP ENDS [1]	AM PEAK HOUR VOLUMES [1]			PM PEAK HOUR VOLUMES [1]		
			IN	OUT	TOTAL	IN	OUT	TOTAL
Proposed Development Condominium [2]	59 DU	472	4	28	32	28	15	43
Subtotal Proposed		472	4	28	32	28	15	43
Existing Uses To Be Removed Single-Family Housing [3], [4]	(5) DU	(45)	(1)	(3)	(4)	(2)	(2)	(5)
New Car Sales [3], [5]	(800) GSF	(27)	(1)	(1)	(2)	(1)	(1)	(2)
Subtotal Existing		(75)	(2)	(4)	(6)	(4)	(3)	(7)
TOTAL NET NEW TRIPS		398	2	24	26	24	12	36

- [1] Trips are one-way traffic movements, entering or leaving.
- [2] Trip generation rates for condominiums obtained from the Los Angeles County Public Works "Traffic Impact Analysis Guidelines," January 1, 1997.
- [3] Source: ITE "Trip Generation", 7th Edition, 2003.
- [4] ITE Land Use Code 210 (Single Family Detached Housing) trip generation average rates.
- [5] ITE Land Use Code 841 (New Car Sales) trip generation average rates.

The following measures were previously identified as ways to mitigate the cumulative traffic impact at Vermont Ave. /223rd Street:



Figure 2: A proposed haul route that avoids passing by Meyler Street Elementary School and Harbor-UCLA Medical Center.

MM TT-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.

MM TT-2: Haul truck routes shall be limited to commercial streets and shall avoid use of residential streets to the extent feasible.

MM TT-3: 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.

MM TT-4: All construction related truck traffic shall be restricted to off-peak hours.

MM TT-5: 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.

MM TT-6: Construction truck haul routes shall not pass by any school except when school is not in session.

MM TT-7: Staging or parking of construction-related vehicles, including worker-transport vehicles, shall be prohibited on or adjacent to a school property.

MM TT-8: 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.

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?

In a letter dated February 13, 2006 issued by the Department of Public Works, the agency indicated “the Project alone will not have a significant impact to any County or County/City roadways or intersections.” However, the cumulative traffic or existing traffic together with traffic generated by the project is anticipated to have a significant impact on the Vermont/223rd Street intersection. The following mitigation measure was recommended to reduce this anticipated impact:

MM TT-9: 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 lane, 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.

With implementation of said mitigation measure, the project should not Conflict with the County’s Congestion Management Plan (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?

The 58-unit residential condominium development should not result in a change in air traffic patterns since the scale of the project is smaller as compared to a larger residential development that would in essence create a residential community. The maximum height of the proposed buildings will not exceed 44 feet; and the project is not located within 20,000 feet of a public use or military airport.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The project is located at the southeast corner of West 223rd Street and Torrance Avenue in an established urban area. The project site is relatively flat, and proposed buildings will conform to the required building setbacks along these roadways, except at the corner due to a road dedication.

e) Result in inadequate emergency access?

The project should not result in inadequate emergency access. The addition of one emergency access only will be provided from the project site to Normandie Avenue

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The project should not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Sidewalks are required to be reconstructed and construction activities are not expected to impact the City of Gardena maintained bus stop, which is a part of line 2, located at the northwest corner of West 223rd/Normandie Street. Construction activities could temporarily impact the bike lane along West 223rd Street between Normandie Avenue and the Harbor Freeway, but the interruption would be short-term.

18. TRIBAL CULTURAL RESOURCES

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or

The project site consists of six lots. Four of the lots are developed with a single-family residence and the industrial lot is developed with industrial buildings. The corner lot is vacant. According to the California Register of Historical Resources, the project site does not contain historical resources or resources that could qualify for listing in the state Register of a Historical Resources. A California Historical Resources Information System Report (CHRIS Report) dated May 23, 2017 indicates a property that is ineligible to be registered as a historic property is located within ½ mile of the project site.

- ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Senate Bill 18 requires a local agency to contact and consult California Native American Tribes when a plan amendment is requested in connection with a proposed Project (Source: California Office of Planning & Research). On August 18, 2016, formal project notification inviting consultation was issued to the Gabrieleno Band of Mission Indians – Kizh Nation; Gabrieleno/Tongva San Gabriel Band of Mission Indians; Gabrielino/Tongva Nation; Gabrielino Tongva Indians of California Tribal Council; and Gabrielino-Tongva Tribe. The only tribe to respond was the Gabrieleno Band of Mission Indians – Kizh Nation. The list of tribes was provided by the Native American Heritage Commission (NAHC) in its letter dated August 12, 2016. In the same letter, the NAHC indicated a search of the Sacred Lands Database returned negative results.

Assembly Bill 52 requires public agencies to send a formal notification letter to Native American tribes that are traditionally and culturally affiliated with the geographic area and who have contacted the County and requested formal notification of projects. In compliance with this law, a formal notification letter was

issued to the Gabrieleno Band of Mission Indians – Kizh Nation on August 18, 2016. The Gabrieleno Band of Mission Indians-Kizh Nation responded to the invitation in a letter dated August 26, 2016. The initial consultation was held on September 29, 2016 with Chairman Andy Salas, Gary Stickel, and Henry Pedregon. Emails were sent to the Tribe on October 25, 2016; November 1, 2016; and November 07, 2016 requesting follow-up discussion. No immediate reply was received from the Tribe. On November 16, 2016 the Tribe reached out via email to arrange a second conference call and provided a link to a paper documenting an inadvertent discovery of tribal remains at an Arco Refinery in Carson. On November 29, 2016, a second conference call was held with the Tribe. Participants included Henry Pedregon, Gary Stickel, and Chairman Salas. The Tribe said it wasn't possible to provide exact boundaries or nature of Tribal Cultural Resources (TCRs) and that only the geographic area of where TCRs might be located could be provided. On May 1, 2017, the County attempted to arrange a third conference call with the Tribe via email. The Tribe replied with "Good Luck" and no further response was received. Based on these consultations with the Tribe, no known/specific tribal cultural resources were identified on-site or within a half mile of the project site. The County acted in good faith and after reasonable effort, concluded that mutual agreement could not be reached. Consultation was closed on August 1, 2017.

A formal notification letter was also issued to the San Gabriel Band of Mission Indians-Gabrieleno Tongva on May 1, 2017. A reply was not received.

Based on the NAHC's Sacred Land Database search, the CHRIS report, and consultations held with the tribe there are no known tribal cultural resources located within the project site. Based on the information provided, the development of 58-residential condominiums is not expected to cause an adverse change in the significance of a tribal cultural resource. However, since it is impossible to conclude with 100% certainty that tribal cultural resources do not exist beneath the surface of the project site the following mitigation measure is recommended:

MM TCR-1: In the event unknown tribal cultural resources are encountered during Project construction, all ground-disturbing activities within the vicinity of the find shall cease and a qualified Native American Monitor and archaeologist shall be notified of the find. If the resources are archaeological resources that are not tribal cultural resources the archaeologist shall follow the work description laid out in MM CR-1. The Native American Monitor shall evaluate and record all tribal cultural resources. The Native American monitor shall continue to monitor grading activities within the boundaries of the tribal cultural resource site. The Native American Monitor shall monitor all grading activities within the project site including, but not limited to, pavement removal; post holing; auguring; boring; grading; excavation; and trenching that occur as a part of project implementation. The applicant shall provide evidence to the Department of Regional Planning that a qualified Native American Monitor, as previously described, has been retained. In the event archaeological resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease and the Native American Monitor shall evaluate and record all tribal cultural resources. The Native American Monitor shall maintain a daily monitoring log that contains descriptions of the daily construction activities, locations with diagrams, soils, and documentation of tribal cultural resources identified. If the Native American Monitor determines the resources are not tribal cultural resources, a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System-South Central

Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System-South Central Coastal Information Center. The archaeologist's report shall include documentation of the resources recovered, a full evaluation of eligibility with respect to the California Register of Historical Resources, and the treatment of the resources recovered. The monitor(s) shall photo-document the ground disturbing activities. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity. The on-site monitoring shall end when the ground disturbance activities are completed.

If the Native American Monitor determines the resources are not tribal cultural resources, a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System-South Central Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System-South Central Coastal Information Center. The archaeologist's report shall include documentation of the resources recovered, a full evaluation of eligibility with respect to the California Register of Historical Resources, and the treatment of the resources recovered.

MM TCR-2: In the event of an archaeological find, the qualified archaeologist shall monitor all remaining grading activities, along with the Native American Monitor, within the boundaries of the archaeological site and document and report findings as described in MM TCR-1.

19. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The proposed 58 residential condominium units are not expected to exceed treatment requirements of the Los Angeles Regional Water Quality Control Board. The project will be required to operate under the terms of municipal National Pollution Discharge Elimination System (NPDES) permit, which is issued by the Los Angeles Regional Water Quality Control Board.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The proposed 58 residential condominium units are not expected to create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. The Sewer Area Study (PC 11894AS), originally approved on November 16, 2005, was recertified on January 29, 2018. Due to passage of time, the engineer has submitted a recertification letter since the project design has not changed. In a letter dated 12/05/05, the County Sanitation Districts of Los Angeles County, indicated the project is required to pay the connection fee, per California Health and Safety Code, in order to connect to the sewerage system and to lessen the impact of the project on the existing sewerage system.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The proposed 58-unit residential condominium development was approved by County Public Works and the Drainage Concept/SUSUMP Report was conceptually approved on 04/24/06. Any construction of drainage devices must be reviewed and approved by County Public Works; therefore, the proposed project is not expected to create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The proposed 58 residential condominium units are expected to have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources as demonstrated by the Will-Serve letter dated 10/04/07 issued by the California Water Service Company.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The proposed project consists of five A-1 zoned parcels and one industrially zoned parcel. Four of the five A-1 zoned parcels are developed with a single-family residence and a used car dealership is established on the industrial parcel. The residences and the industrial uses are currently served by an energy utilities company. The proposed project will result in a net increase of 53 residential units and is not expected to create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

The Los Angeles County Integrated Waste Management Plan (IWMP), which is compiled by the interagency Integrated Waste Management Task Force and updated annually, has identified landfills with sufficient disposal capacity for the next 15 years, assuming current growth and development patterns remain the same. The proposed 58 residential condominium units are expected to be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. The subdivider is required to comply with all applicable County codes with respect to solid waste disposal including diversion of construction waste.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development projects to incorporate storage areas for recycling bins into the existing design. The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste.

20. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Does the project have the potential to 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, substantially 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?

The development of this project will not have the potential to 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, substantially 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 the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project is not foreseen to have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

The project will have traffic impacts that are individually limited, but cumulatively considerable at Vermont Avenue/223rd Street. The proposed project is expected to generate a net increase of 26 vehicle trips (2 inbound trips and 24 outbound trips) during the AM peak hours. During the PM peak hours, the proposed project is expected to generate a net increase of 36 vehicle trips (24 inbound trips and 12 outbound trips). Over a 24-hour period, the proposed project is forecasted to generate a net increase of 398 trips during a typical weekday. (Approximately 199 inbound trips and 1999 outbound trip). In short, the increase in traffic from the proposed project site is substantially below the threshold of the Los Angeles County's mitigation requirement. Potential measures have been previously identified to mitigate the cumulative traffic impact at Vermont Ave. /223rd Street. The applicant shall is required to comply with all mitigation requirements, contribute its pro rata share of fees to implement the recommended mitigation measures, and submit an annual compliance report as follows:

MM MFS-1: As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The project is anticipated to have less than significant environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

TRIBAL CULTURAL RESOURCES ("AB 52")

Compliance Checklist

(Initial Study Attachment)

Note: Prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project, this checklist must be completed and attached to the Initial Study.

Procedural Compliance

1. Has a California Native American Tribe (s) requested formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe?

Yes Tribe(s) to notify: Gabrielino Band of Mission Indians - Kizh Nation
 No (End of process)

2. Notification letter (s) informing the California Native American Tribe (s) of the proposed project was mailed on August 18, 2016, which was within 14 days when project application was determined complete or the County decided to undertake a project.

3. Did the County receive a written request for consultation from the California Native American Tribe(s) within 30 days of when formal notification was provided?

Yes Date: August 26, 2016
 No (End of process)

4. Consultation process with the California Native American Tribe(s) consisted of the following:

5. Consultation process concluded on November 1, 2017 by either of the following:

- The parties concluded that no mitigation measures are necessary
 The parties agreed to measures to mitigate or avoid a significant effect on a tribal cultural resource (see attached mitigation measures)
 The County acted in good faith and after reasonable effort, concluded that mutual agreement cannot be reached.



Ms. Marie Pavlovic
County of Los Angeles
Department of Regional Planning
Land Divisions Section
320 West Temple Street
Los Angeles, California 90012

Re: Letter of Support – 58 Attached/Gated Townhome Project (“Project”)
Project No. TR063296-(2)
Normandie & 223rd Streets, Torrance, CA
APN: 7344-014-001, 002, 003, 004, 005, 028

Dear Ms. Pavlovic:

On May 8, 2018, Storm Properties, Inc. (“Storm”), the developers of the Project, presented their Project No. TR063296-(2), located at the corner of Normandie and 223rd Streets, to the Board of Directors of the Los Angeles Gateway Chamber of Commerce.

After listening to the Storm’s presentation on the Project - the Board of Directors voted unanimously to support the proposed Project as depicted on the attached proposed site plan (see Exhibit A).

Please accept this letter as a demonstration of our support for the project.

Best regards,

Printed Name: Joeann Valle, Executive Director

Date: May 8, 2018

Signature: 

Address: 1400 240th Street, Harbor City, CA 90710

Exhibit A



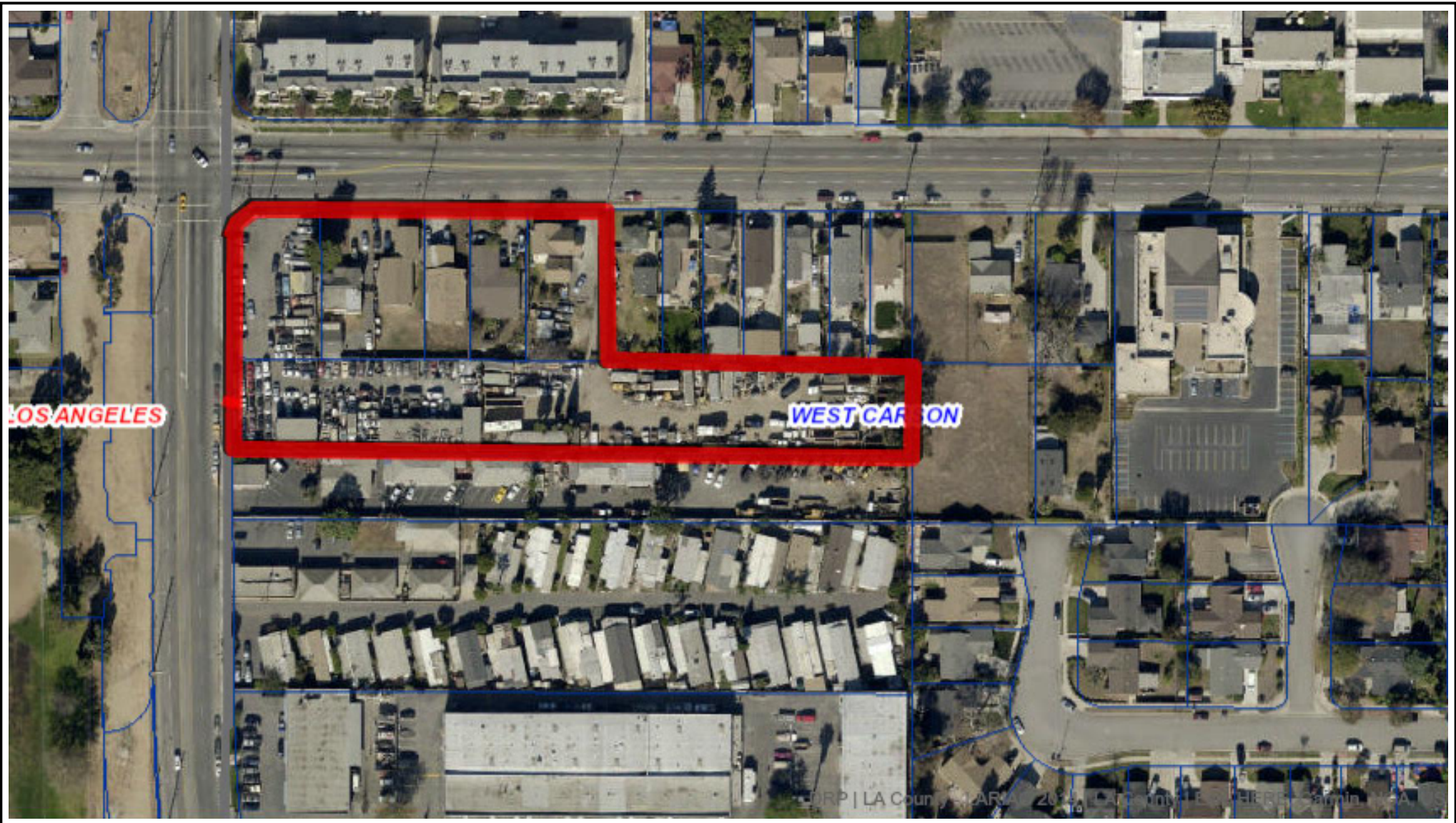


04/13/18 SITE VISIT



APPLICANT PROVIDED PICTURES_05/09/18





Created in GIS-NET3

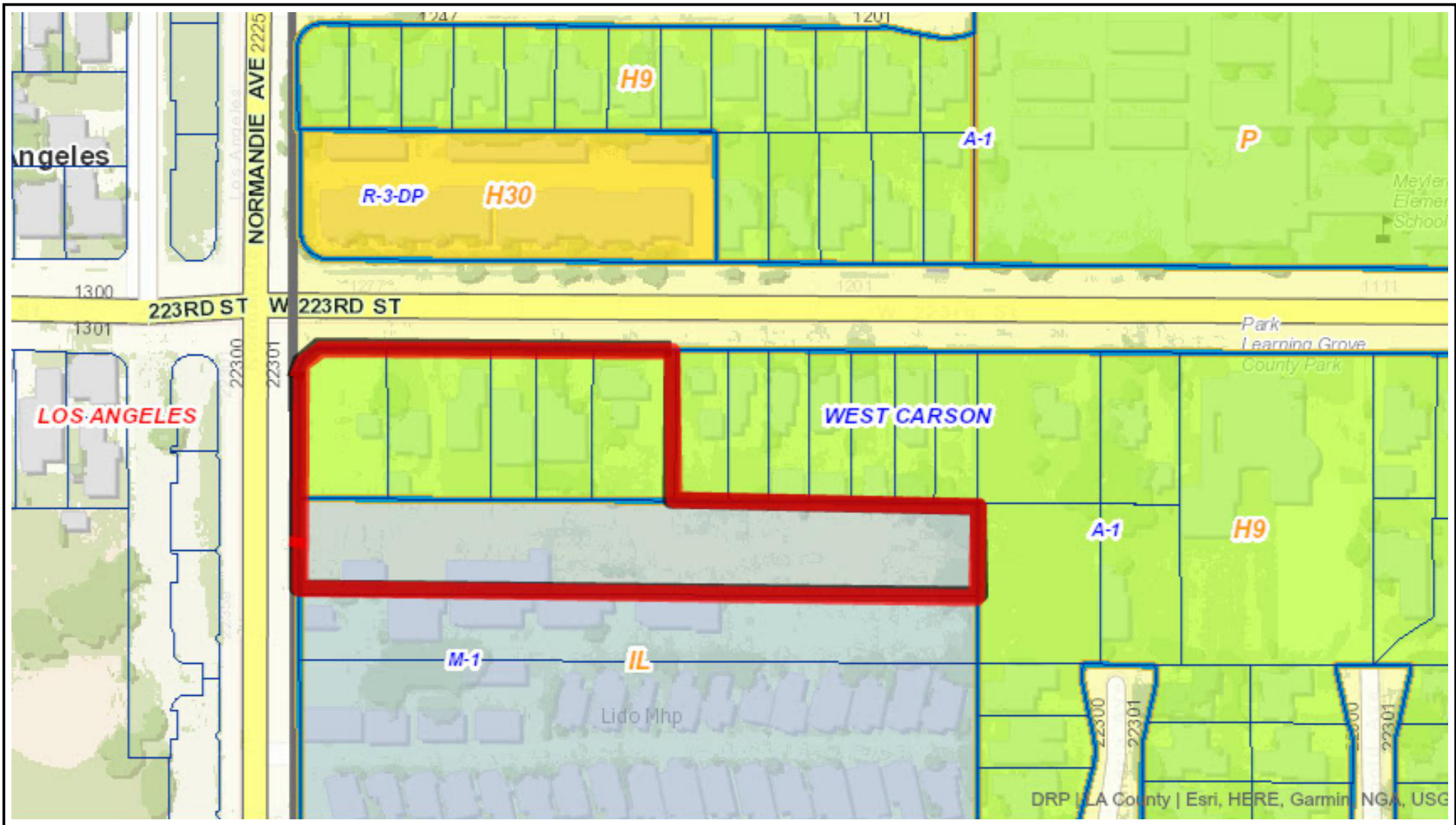
Aerial View

Printed: Apr 02, 2018



Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.





Created in GIS-NET3 Land Use/Zoning Map

Printed: Apr 02, 2018

Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.





Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 31, 2016

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

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

49 May 31, 2016

LORI GLASGOW
EXECUTIVE OFFICER

**PROJECT TR063296-(2)
GENERAL PLAN AMENDMENT NO. 200500009
ZONE CHANGE NO. 200500014
CONDITIONAL USE PERMIT NO. 200500152
VESTING TENTATIVE TRACT MAP NO. 063296
ENVIRONMENTAL ASSESSMENT NO. 200500152
APPLICANT: 223RD NORMANDIE PROPERTIES
CARSON ZONED DISTRICT
SECOND SUPERVISORIAL DISTRICT (3-VOTES)**

SUBJECT

A proposed condominium development consisting of 58 dwelling units at the southeast corner of West 223rd Street & Normandie Avenue.

IT IS RECOMMENDED THAT THE BOARD:

Remand the project to the Regional Planning Commission (Commission) and direct staff to:

1. Conduct additional environmental review for the project as necessary to comply with California Environmental Quality Act (CEQA);
2. Conduct review of any proposed modifications to the project's design; and
3. Verify the Plan Amendment and Zone Change boundaries.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The proposed project was approved by the Commission on September 17, 2008. The initial study that was prepared for the project was completed in 2006, and did not include review of green house gases impacts as well as other environmental factors that are now required to be analyzed under CEQA. Additionally, environmental factors that

were reviewed may require updated analysis to confirm or revise CEQA findings. The economic downturn in 2008 prompted the applicant to put the project aside and now that the economy has improved, the subdivider seeks to complete the entitlement process. Pursuant to Section 22.60.250 of the Los Angeles County Code (County Code), the Board of Supervisors (Board) may initiate a call for review and refer the matter back to the Commission for further proceedings with or without instructions.

Implementation of Strategic Plan Goals

The recommendation meets the following Strategic Plan Goal. Community Support and Responsiveness: "Enrich lives of Los Angeles County residents by providing enhanced services, and effectively planning and responding to economic, social, and environmental challenges." The recommendation requires additional environmental analysis to update a previous environmental determination by the Commission in 2008.

FISCAL IMPACT/FINANCING

Remanding the project, consisting of a General Plan Amendment; Zone Change; Vesting Tentative Tract Map; Conditional Use Permit (CUP); and associated Mitigated Negative Declaration (MND) to the Commission will promote the goal of fiscal responsibility by assuring that the project has been reviewed according to the latest environmental standards pertaining to infrastructure and public service investments located on or beyond the urban fringe.

IMPROVING QUALITY OF LIFE

Remanding the proposed project to the Commission promotes the County's vision for improving the quality of life in Los Angeles County by assuring that the project has been reviewed according to the latest environmental standards pertaining to residential development and its effect on the quality of life of the community.

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.

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 the 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 County Code, the CUP and Vesting Tentative Tract Map are deemed to be called for review/appealed by the 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.

In the time since project approval by the Commission, Regional Planning staff determined additional environmental review for the project is necessary to comply with CEQA; identified a Plan Amendment and Zone Change mapping error necessitating correction to the project boundaries, and recognized modifications to the project's design could be proposed triggering further design review and consideration by the Commission and the Board.

ENVIRONMENTAL DOCUMENTATION

In 2006, an Initial Study was prepared for this project in compliance with CEQA requirements (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. Staff determined a MND to be the appropriate environmental

determination for the project as it was concluded that certain potentially significant impacts would be reduced to less than significant with implementation of the proposed mitigation measures in the Mitigation Monitoring Program (MMP).

Although the Commission determined the project would have no significant environmental impact in 2008, additional environmental review is necessary due to the passage of time.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the remanding of the project, consisting of a General Plan Amendment, Zone Change, CUP, Vesting Tentative Tract Map, and associated MND to the Commission is not anticipated to have a negative impact on current services.

For further information, please contact Marie Pavlovic at (213) 974-6433 or mpavlovic@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.

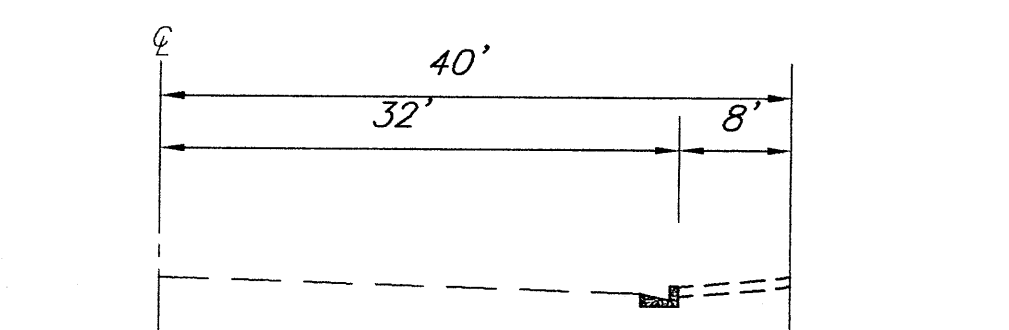
Respectfully submitted,



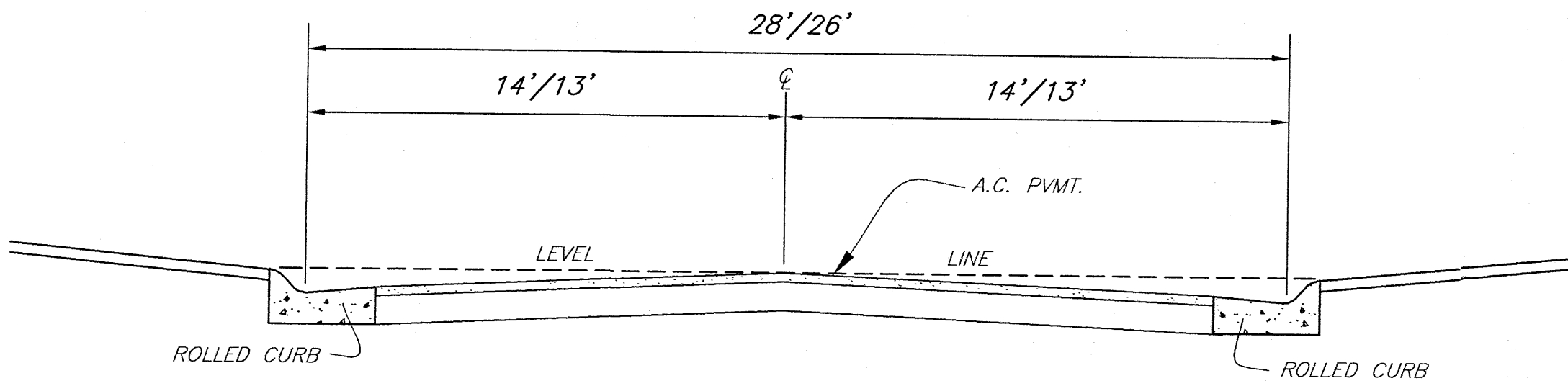
Richard J. Bruckner for
Director RJB

RJB:SA:KKS:MP:lm

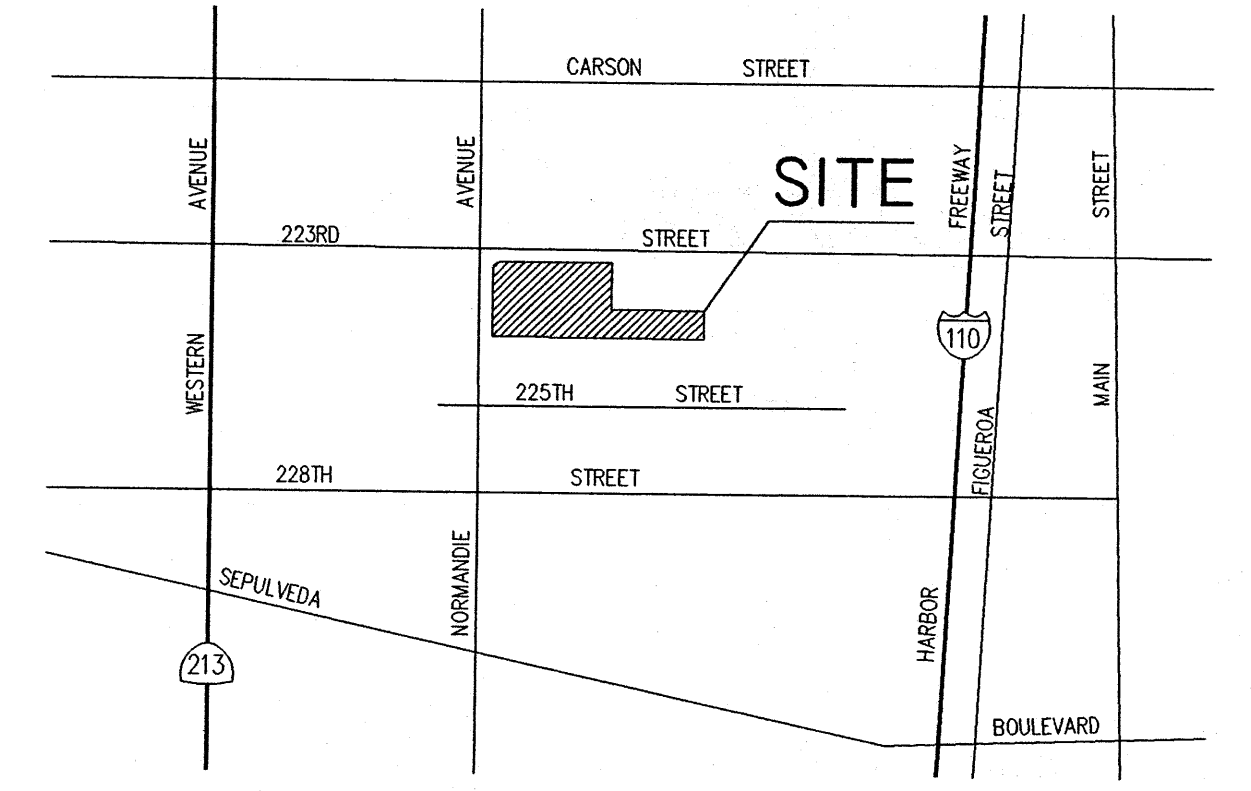
- c: Executive Office, Board of Supervisors
- Assessor
- Chief Executive Office
- County Counsel
- Public Works



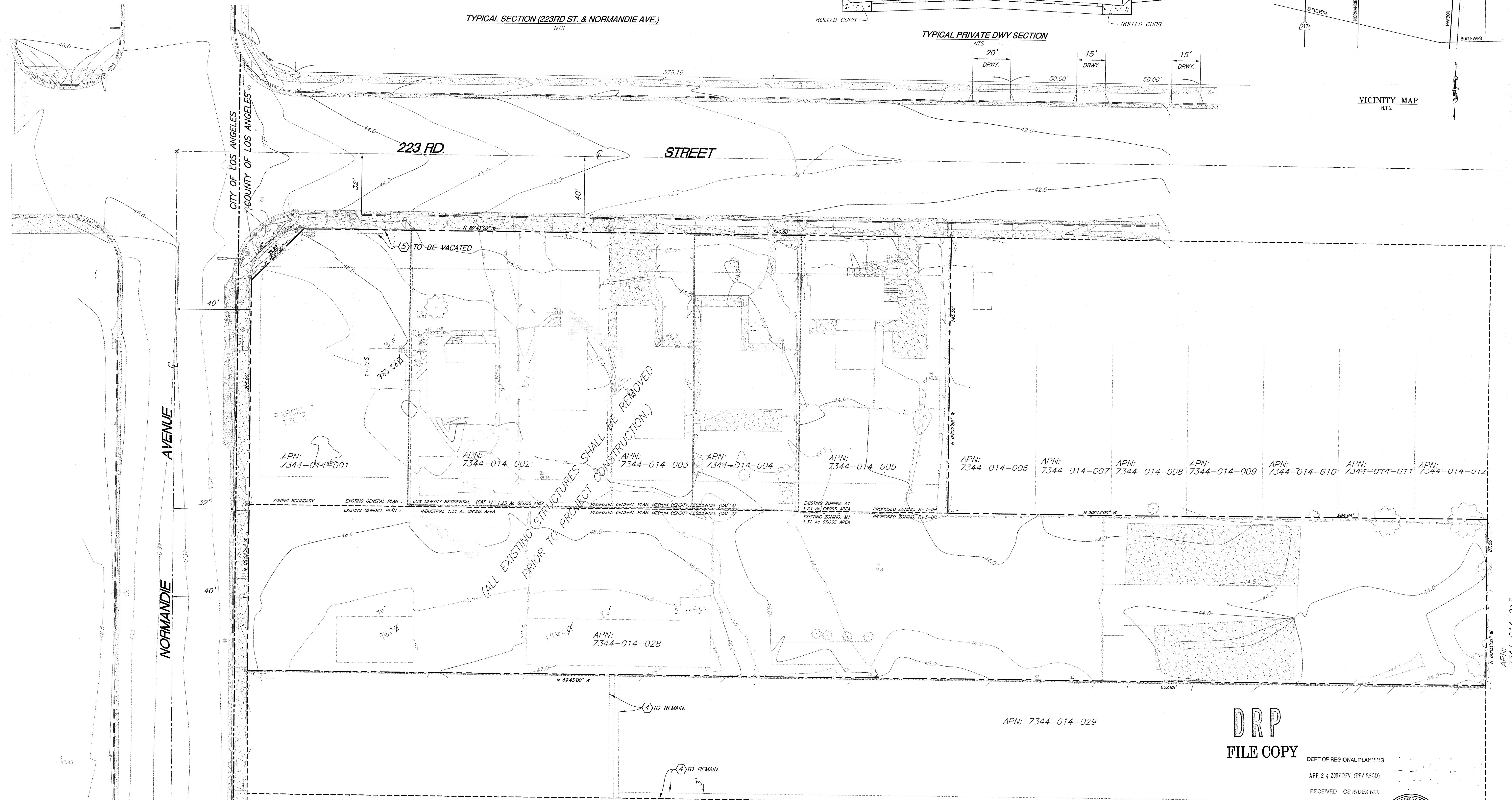
TYPICAL SECTION (223RD ST. & NORMANDIE AVE.)
N.T.S.



TYPICAL PRIVATE DWY SECTION
N.T.S.



VICINITY MAP
N.T.S.



EASEMENT DATA

EASEMENTS PER PRELIMINARY TITLE REPORT NO. 15032110 DATED APRIL 29, 2005, AND REPORT NO. 15031563 DATED APRIL 1, 2005 PREPARED BY LAND AMERICA SOUTHLAND TITLE.

2 - A BLANKET EASEMENT FOR WATER PIPELINE PURPOSES AS RESERVED BY TITLE INSURANCE AND TRUST CO. BY DEED RECORDED 10-17-28 IN BOOK. 2209 PG. 357, O.R.

3 - A BLANKET EASEMENT OF DOMINGUEZ WATER COMPANY FOR WATER PIPELINE PURPOSES PER DEED, RECORDED 11-9-22 IN BOOK. 1515 PG. 265, O.R.

4 - OFFSITE EASEMENT OF HARRIS W. GRAY AND FLORA E. GRAY, RECORDED IN BOOK 21578 PAGE 351, O.R.

5 - 2' WIDE EASEMENT OF THE COUNTY OF LOS ANGELES FOR SLOPE PURPOSES DESCRIBED IN PARCEL 14-165.1 RECORDED 7-7-66 AS INST. NO. 2198, O.R.

PROJECT DATA:

1. EXISTING GENERAL PLAN: LOW DENSITY RESIDENTIAL (CAT 1) (APN: 7344-014-001, 002, 003, 004, 005) AND INDUSTRIAL (APN: 7344-014-028)

2. PROPOSED GENERAL PLAN: (MEDIUM DENSITY RESIDENTIAL) CAT 3

3. EXISTING ZONING: A1 & M1

4. PROPOSED ZONING: R-3-DP

5. NUMBER OF EXISTING LOTS: 1 LOT (6 ASSESSORS PARCELS)

6. NUMBER OF PROPOSED LOTS: 1 LOT (58 CONDOMINIUM UNITS)

7. Site Net Area: 1.83 AC
Pvt Driveway and Firelane 0.71 AC
Normandie & 223rd Street 0.53 AC
Total Site Gross Area 3.13 AC

8. GRADING QUANTITIES
CUT 1000 CY.
FILL 6000 CY.
IMPORT 5000 CY.

GENERAL NOTES:

1. SEWER DISPOSAL TO BE BY SANITARY SEWER.

2. WATER PURVEYOR IS CALIFORNIA WATER SERVICE COMPANY.

3. REQUEST PERMISSION TO HAVE A GATE AT PROJECT ENTRANCE PER LOS ANGELES COUNTY FIRE DEPARTMENT STANDARDS.

4. A HOMEOWNERS ASSOCIATION WILL BE FORMED TO MAINTAIN THE PRIVATE DRIVEWAY AND GREY SPACE AREAS.

5. ALL EXISTING STRUCTURES SHALL BE REMOVED PRIOR TO PROJECT CONSTRUCTION.

PROJECT SUMMARY:

PROPOSED USE - 58 RESIDENTIAL UNITS

PARKING
-RESIDENTIAL 116 SPACES
-GUEST 15 SPACES (.25 PER UNIT)

OWNER/SUBDIVIDER:
223 NORMANDIE PROPERTIES
24248 CRENSHAW BLVD, STE. 207
TORRANCE, CA 90505

REQUESTED ENTITLEMENTS

1. GENERAL PLAN AMENDMENT No. 20050009

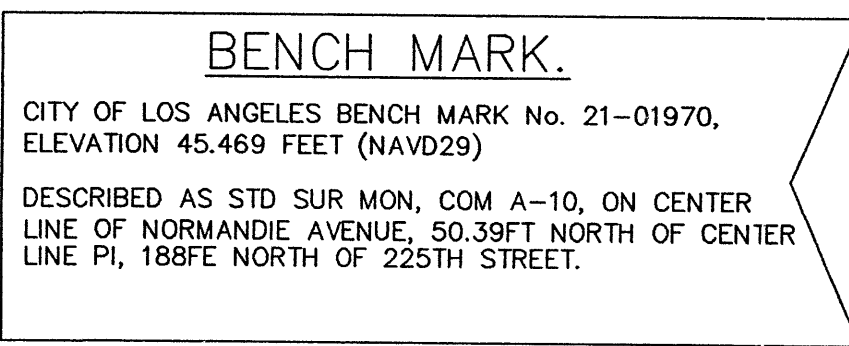
2. ZONE CHANGE & CONDITIONAL USE PERMIT No. 20050014

3. CUP No. 200500152

4. VESTING TRACT MAP, NO. 063296

LEGAL DESCRIPTION

PORTION LOT 41, TRACT NO. 3239, AS SHOWN ON MAP RECORDED IN BOOK 37, PAGES 27 AND 28, OF MAPS IN THE OFFICE OF THE RECORDER OF SAID COUNTY.



NO.	DESCRIPTION	DATE	BY

B & E ENGINEERS
CIVIL ENGINEERS SURVEYING LAND PLANNING
24 W. ST. JOSEPH ST.
ARCADIA, CA 91007-2854
FAX (626) 446-4449
FAX (626) 446-6566

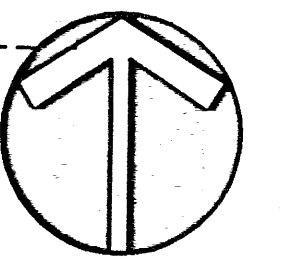
By: *Ramy Awad* 4172.9
Ramy Awad RCE. No.

MAJOR LAND DIVISION

VESTING TENTATIVE TRACT MAP NO. 063296

FOR CONDOMINIUM PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLAN NO.:
SCALE: 1"=20'
DATE: 04-04-2007
SHEET 1 of 1
JN 2005215



SCALE 1"=20'

DRP
FILE COPY

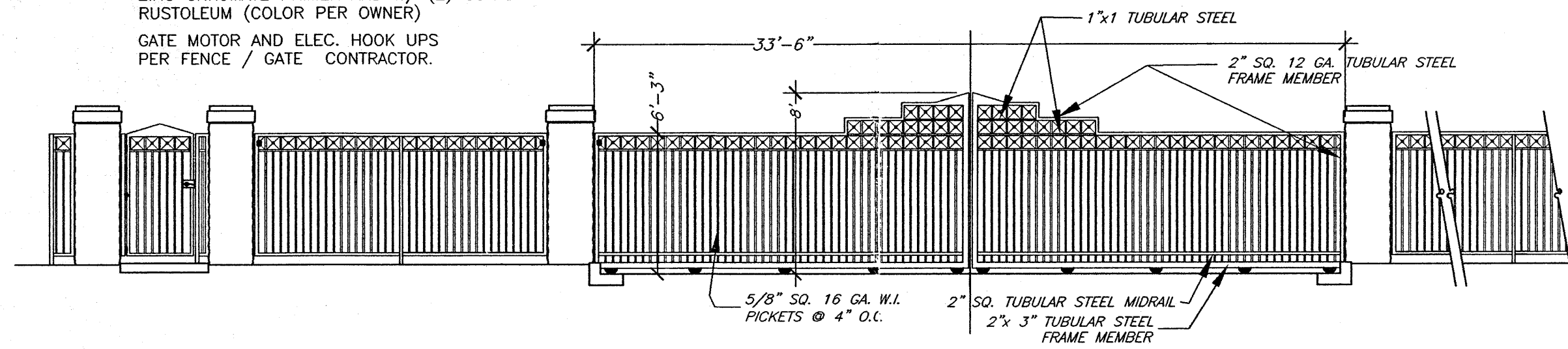
DEPT OF REGIONAL PLANNING
APR 24 2007 REV. (REV RECD)

RECEIVED CS INDEX RW

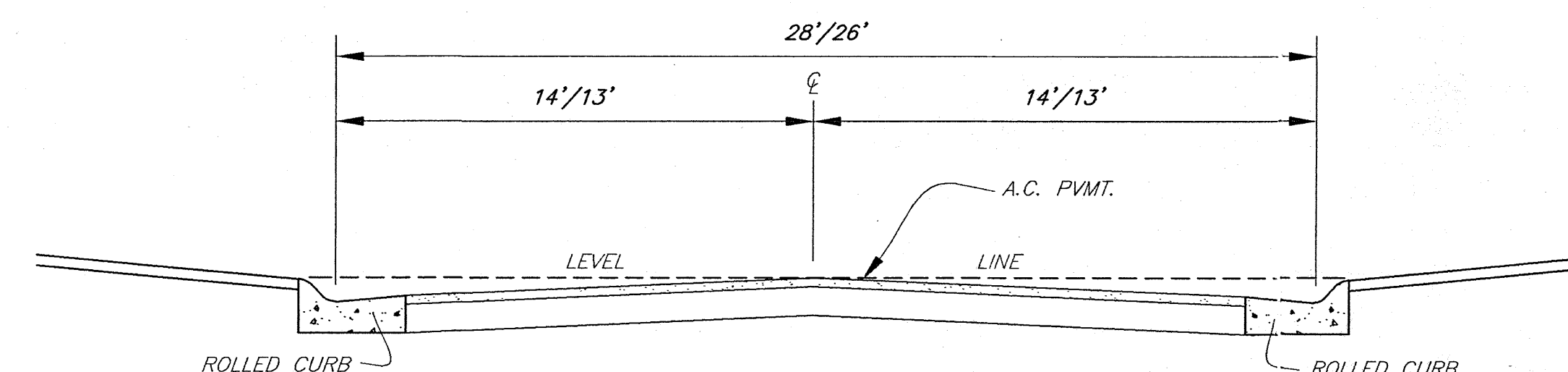
APN: 7344-014-029

APN: 7344-014-013

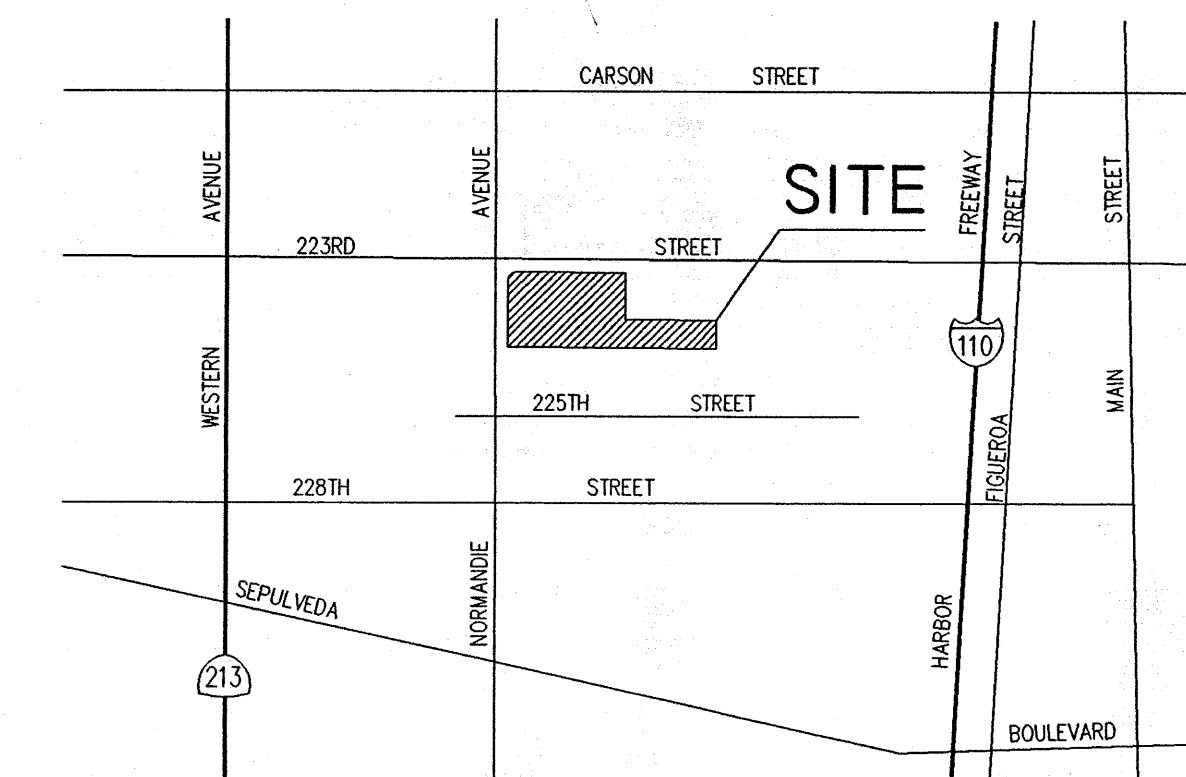
NOTE:
 ALL CONNECTIONS ARE TO BE CONTINUOUS WELDED.
 REMOVE ALL SLAG & SPATTER & GRIND ALL
 WELDS SMOOTH. ALL TUBING TO HAVE ENDS
 WELDED CLOSED. PAINT STEEL WITH (1) COAT
 ZINC CHROMATE PRIMER AND W/ (2) COATS
 RUSTOLEUM (COLOR PER OWNER)
 GATE MOTOR AND ELEC. HOOK UPS
 PER FENCE / GATE CONTRACTOR.



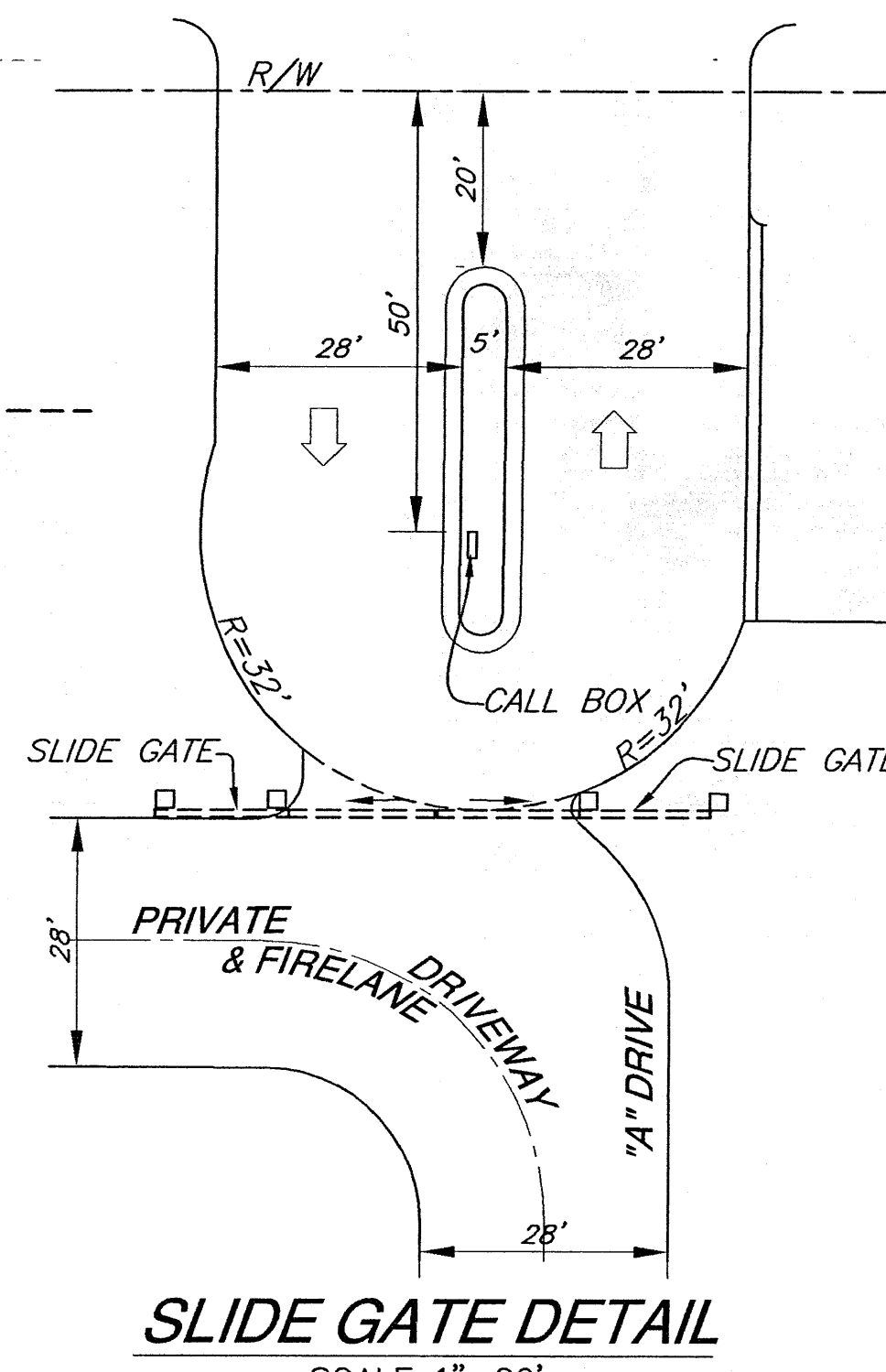
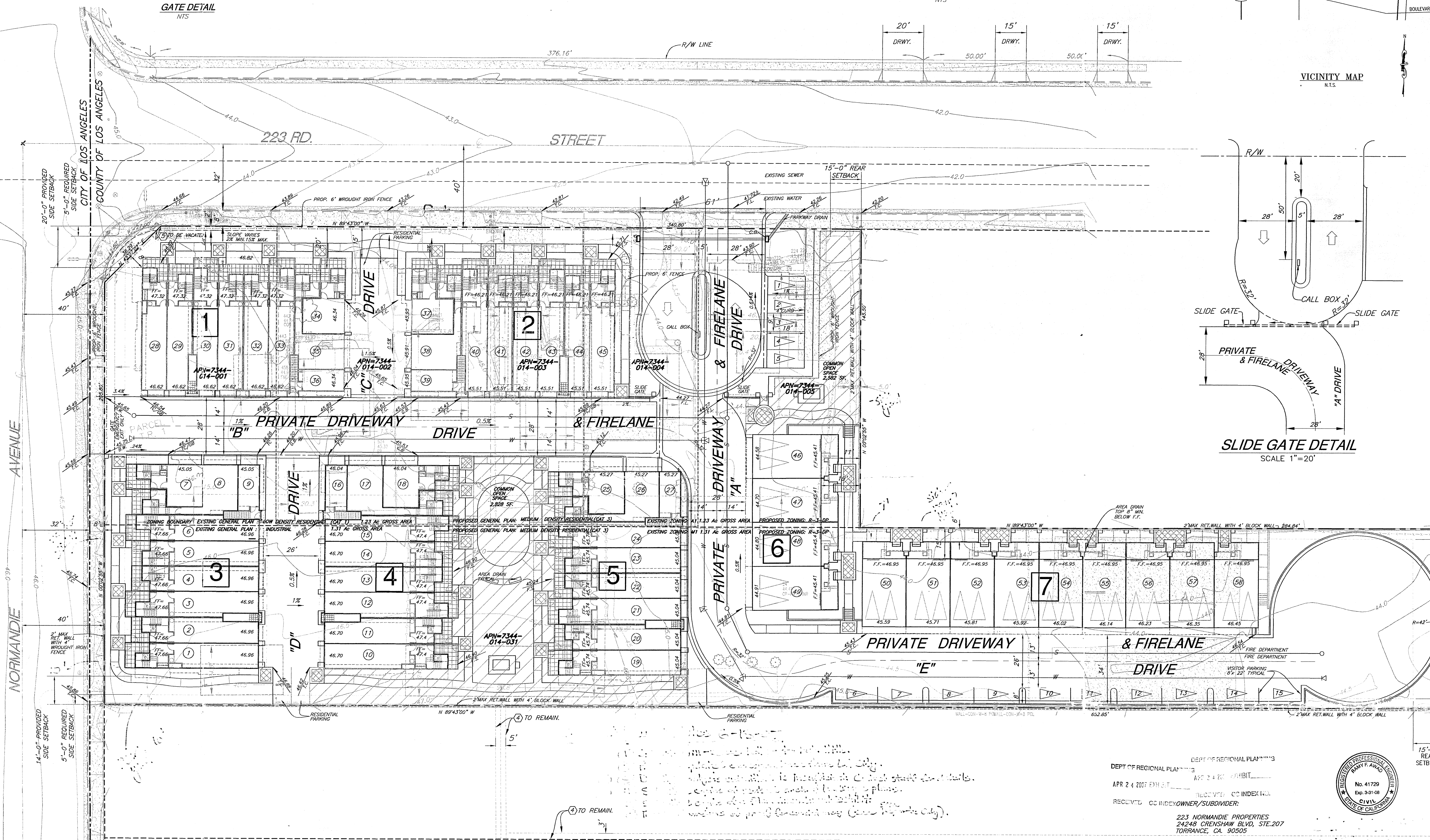
TYPICAL SECTION (223RD ST. & NORMANDIE AVE.)
 NTS



TYPICAL PRIVATE DWY SECTION
 NTS



VICINITY MAP
 NTS



SLIDE GATE DETAIL
 SCALE 1"=20'

EASEMENT DATA

EASEMENTS PER PRELIMINARY TITLE REPORT NO. 15032110 DATED APRIL 29, 2005, AND REPORT NO. 15031563 DATED APRIL 1, 2005 PREPARED BY LAND AMERICA SOUTHLAND TITLE.

2 - A BLANKET EASEMENT FOR WATER PIPELINE PURPOSES AS RESERVED BY TITLE INSURANCE AND TRUST CO. BY DEED RECORDED 10-17-28 IN BOOK 7209 PG. 357, O.R.

3 - A BLANKET EASEMENT OF DOMINGUEZ WATER COMPANY FOR WATER PIPELINE PURPOSES PER DEED, RECORDED 11-9-22 IN BOOK 1515 PG. 265, O.R.

4 - OFFSITE EASEMENT OF HARRIS W. GRAY AND FLORA E. GRAY, RECORDED IN BOOK 21576 PAGE 351, O.R.

5 - 2' WIDE EASEMENT OF THE COUNTY OF LOS ANGELES FOR SLOPE PURPOSES DESCRIBED IN PARCEL 14-165.1 RECORDED 7-7-66 AS INST. NO. 2196, O.R.

LEGEND

① - UNIT NUMBER
 1 - BUILDING NUMBER
 [Hatched] - COMMON OPEN SPACE

PROJECT SUMMARY:

PROPOSED USE 58 RESIDENTIAL UNITS

PARKING
 - RESIDENTIAL 116 SPACES
 - GUEST 15 SPACES (.25 PER UNIT)

Project Data:

- Existing General Plan: Low Density Residential (CAT 1) (APN: 7344-014-001, 002, 003, 004, 005) Industrial (APN: 7344-014-028)
- Proposed General Plan: Medium Density Residential (cat 3) (APN: 7344-014-031)
- Existing zoning: A1 & M1
- Proposed zoning: R-3-DP
- Number of Existing Lots: 1 Lot (6 Assessors Parcels)
- Number of Proposed Lots: 1 Lot (58 Condominium Units)
- Site Net Area: 1.83 AC
 Pvt Driveway and Firelane 0.71 AC
 Normandie & 223rd Street 0.99 AC
 Total Site Gross Area 3.13 AC
- Grading quantities
 Cut 1000 CY
 Fill 6000 CY
 Import 5000 CY

General Notes:

- Sewer disposal to be by sanitary sewer.
- Water purveyor is California Water Service Company.
- Request permission to have a gate at project entrance per Los Angeles County Fire Department standards.
- A Homeowners Association will be formed to maintain the private driveway and open space areas.
- All existing structures shall be removed prior to project construction.

REQUESTED ENTITLEMENTS

- GENERAL PLAN AMENDMENT No. 20050009
- ZONE CHANGE & CONDITIONAL USE PERMIT No. 20050014
- CUP No. 200500152
- VESTING TRACT MAP, NO. 063296

DRP
B & E ENGINEERS
 CIVIL ENGINEERS SURVEYING LAND PLANNING
 24 W. ST. JOE'S PH. ST. (626) 446-4449
 ARCADIA, CA 91707-2854 FAX (626) 446-6566

By: *Ramy Awad* 41729 RCE, No.
 Ramy Awad

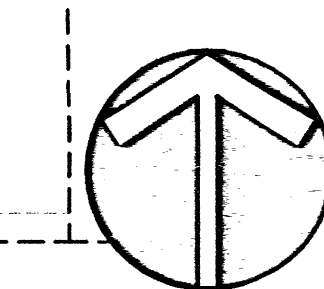
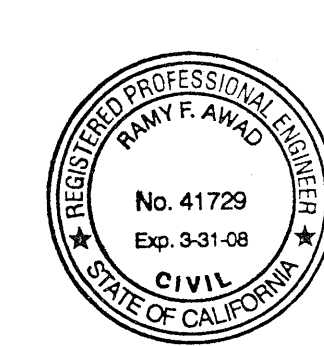
LEGAL DESCRIPTION

PORTION LOT 41, TRACT NO. 3239, AS SHOWN ON MAP RECORDED IN BOOK 37, PAGES 27 AND 28, OF MAPS IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

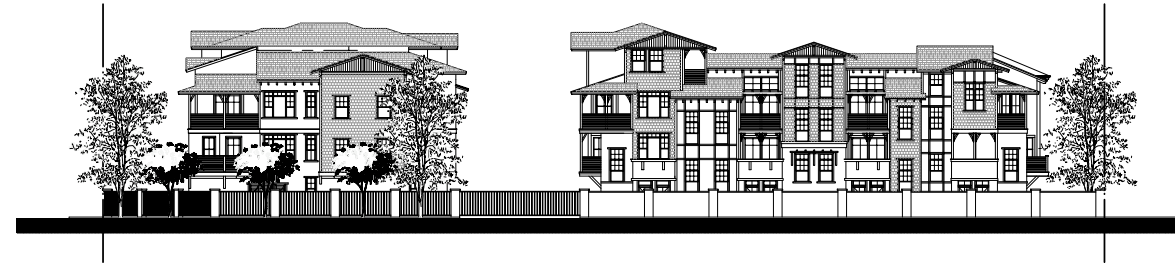
EXHIBIT "A" CUP 200500152
MAJOR LAND DIVISION

VESTING TENTATIVE TRACT MAP NO. 063296
 FOR CONDOMINIUM PURPOSES
 LOCATED IN THE UNINCORPORATED TERRITORY OF
 THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PLAN NO.: SCALE: 1"=20'
 DATE: 4-04-2007
 SHEET 1 OF 1 JN 2005215



PACIFIC GATEWAY



Street Elevations

PACIFIC GATEWAY
LOS ANGELES COUNTY, CALIFORNIA

223rd NORMANDIE PROPERTIES

24248 Crenshaw Boulevard Ste. 207
Torrance, CA 90505

JOB NO. A5032,300

SCALE: 1" = 30'

DATE: OCTOBER 26, 2007

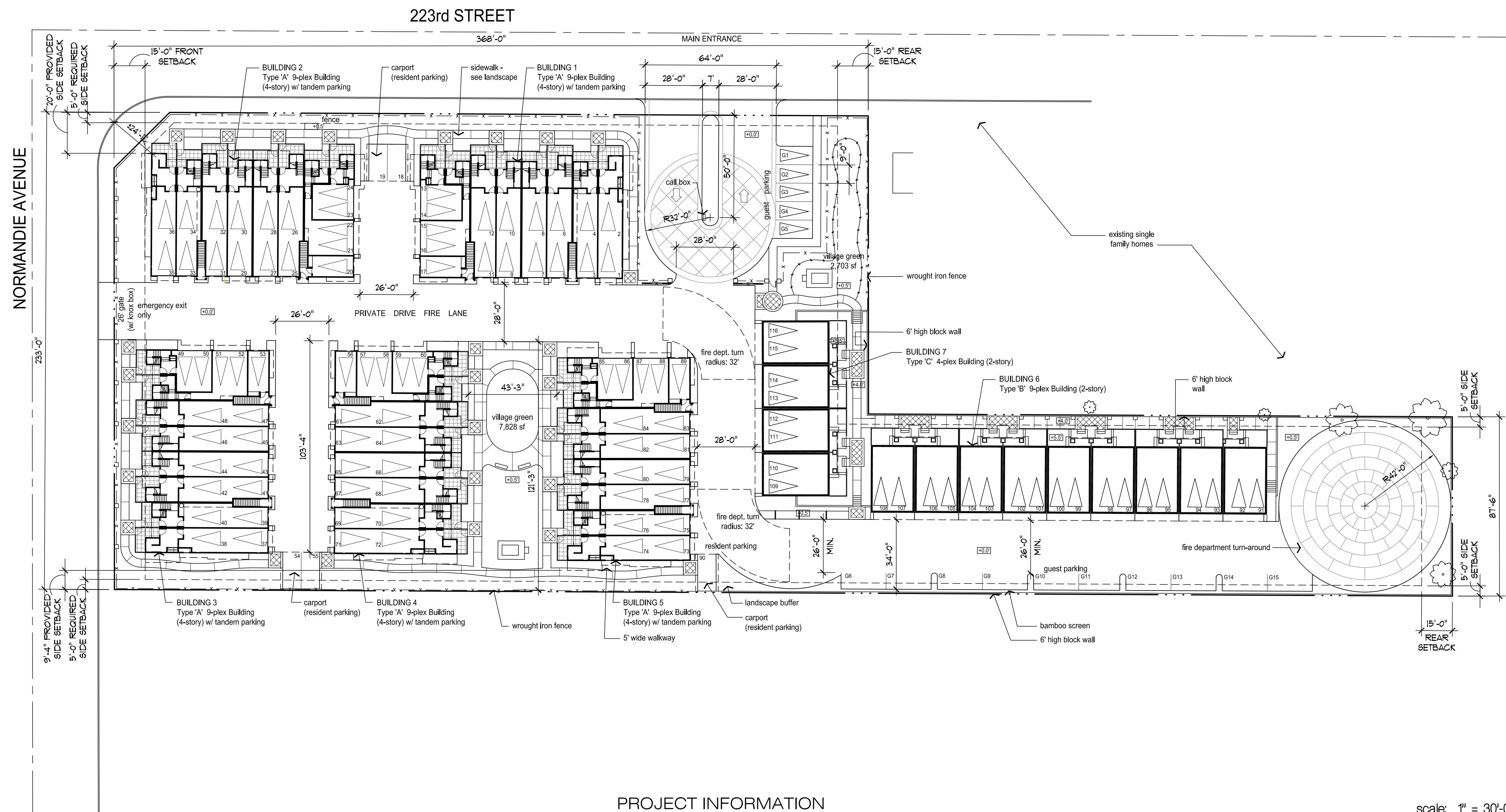
SHEET 1 OF 13

Surveyor:
CAL VADA
108 Business Center Drive
Corona, Ca 92880
Tel. (951) 280-9960
Fax (951) 280-9746

Civil Engineer:
B & E Engineers
24 West St. Joseph Street
Arcadia, Ca 91007
Tel. (626) 446-4449
Fax (626) 446-6566

Entitlement Consultant:
Moss & Associates, Inc.
613 Wilshire Boulevard, Suite 105
Santa Monica, Ca 90401
Tel. (310) 395-3481
Fax (310) 395-8191


Withee Malcolm Architects, LLP
1983 W. 190th Street, Suite 200
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425



VICINITY MAP

PROJECT INFORMATION

SITE SUMMARY

lot size: 3.13 acres gross
2.54 acres net (110,642 SF)
current zoning: M1 / A1
proposed zoning: R-3-DP
number of units: 58
density: 18.5 u/a (gross)
unit size: 1,260 sf - 1,760 SF
building lot coverage: 37,213 SF (34% of lot area - net)
pavement: 38,908 SF (35% of lot area - net)
open space: 34,521 SF (31% of lot area - net)

BUILDING SUMMARY

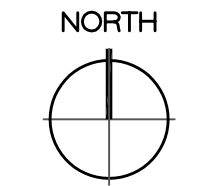
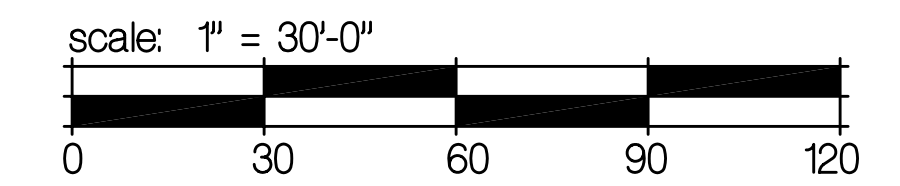
TYPE	QUANTITY	# OF UNITS / BLDG	TOTAL UNITS
A	5	9	45
B	1	9	9
C	1	4	4
TOTAL:		residential units provided:	58

UNIT SUMMARY

PLAN	QUANTITY	DESCRIPTION	AREA (gross)	AREA (net)
1 (town)	10 (17%)	2 bdms / 2 bths	1,338 SF	1,273 SF
2 (town)	10 (17%)	2 bdms + loft / 2 bths	1,750 SF	1,648 SF
3A (town)	5 (17%)	2 bdms / 2.5 bths	1,435 SF	1,355 SF
3B (town)	5	2 bdms / 2.5 bths	1,406 SF	1,321 SF
4A (town)	5 (17%)	2 bdms / 2 bths	1,432 SF	1,357 SF
4B (town)	5	2 bdms / 2 bths	1,396 SF	1,322 SF
5 (town)	5 (9%)	2 bdms + loft / 2 bths	1,694 SF	1,597 SF
6 (town)	13 (23%)	3 bdms / 2.5 bths	1,747 SF	1,649 SF
TOTAL:		58 residential units provided		

PARKING SUMMARY

required resident parking:
2 spaces per unit = 2 x 58
116 resident parking required
required guest parking:
0.25 space per unit = 0.25 x 58
15 guest parking required
TOTAL PARKING REQUIRED = 131 spaces
provided resident parking:
53 units with 2-car garage = 2 x 53
5 units with 1-car garage + 1 covered carport = 2 x 5
116 resident parking provided
provided guest parking:
5 cluster parking + 10 parallel street parking
15 guest parking provided
TOTAL PARKING PROVIDED = 131 spaces



Site Plan

PACIFIC GATEWAY
1244 W. 223rd STREET, TORRANCE CA 90502

223rd NORMANDIE PROPERTIES

24248 Crenshaw Boulevard Ste. 207
Torrance, CA 90505
JOB NO. A5032.300
SCALE: 1" = 30'
DATE: NOVEMBER 12, 2007



Withee Malcolm Architects, LLP
1983 W. 190th Street, Suite 200
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425



side elevation



rear elevation



side elevation



front elevation

BUILDING ELEVATION

9A-plex building

PACIFIC GATEWAY

1244 W. 223rd STREET, TORRANCE CA 90502

223rd NORMANDIE PROPERTIES

24248 Crenshaw Boulevard Ste. 207
Torrance, CA 90505

JOB NO. A5032.300

SCALE: 1/8" = 1'-0"

DATE: NOVEMBER 12, 2007

SHEET 4 OF 13



Withee Malcolm Architects, LLP
1983 W. 190th Street, Suite 200
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425



side elevation



rear elevation



side elevation



front elevation

BUILDING ELEVATION

4-plex building (plan 6)
9-plex similar

PACIFIC GATEWAY
1244 W. 223rd STREET, TORRANCE CA 90502

223rd NORMANDIE PROPERTIES

24248 Crenshaw Boulevard Ste. 207
Torrance, CA 90505

JOB NO. A5032.300

SCALE: 1/8" = 1'-0"
DATE: NOVEMBER 12, 2007

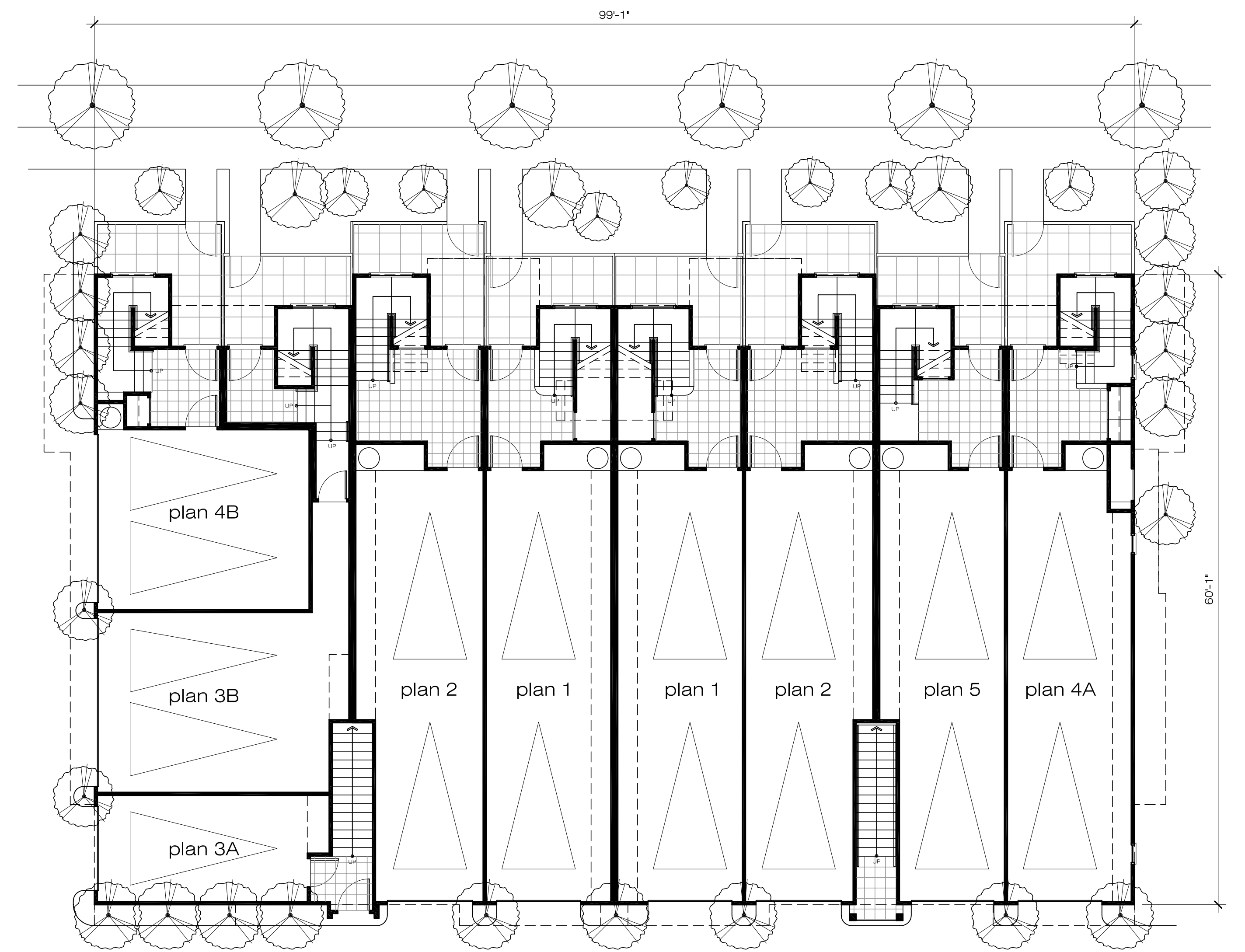


Withee Malcolm Architects, LLP
1983 W. 190th Street, Suite 200
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425

SHEET 5 OF 13



2nd floor building plan



1st floor building plan

9-Plex Type 'A' Building

PACIFIC GATEWAY
1244 W. 223rd STREET, TORRANCE CA 90502

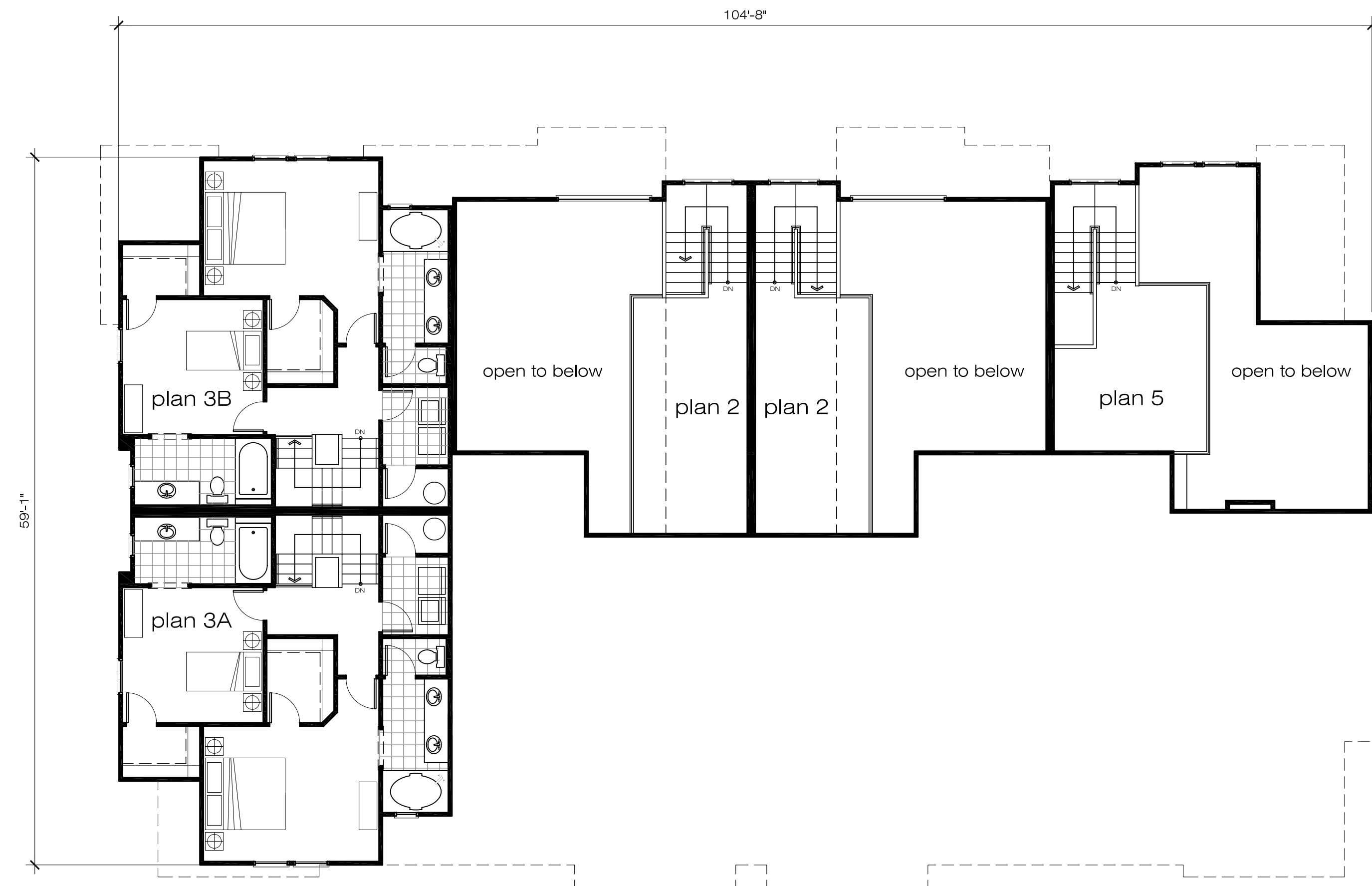


Withee Malcolm Architects, LLP
1983 W. 190th Street, Suite 200
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425

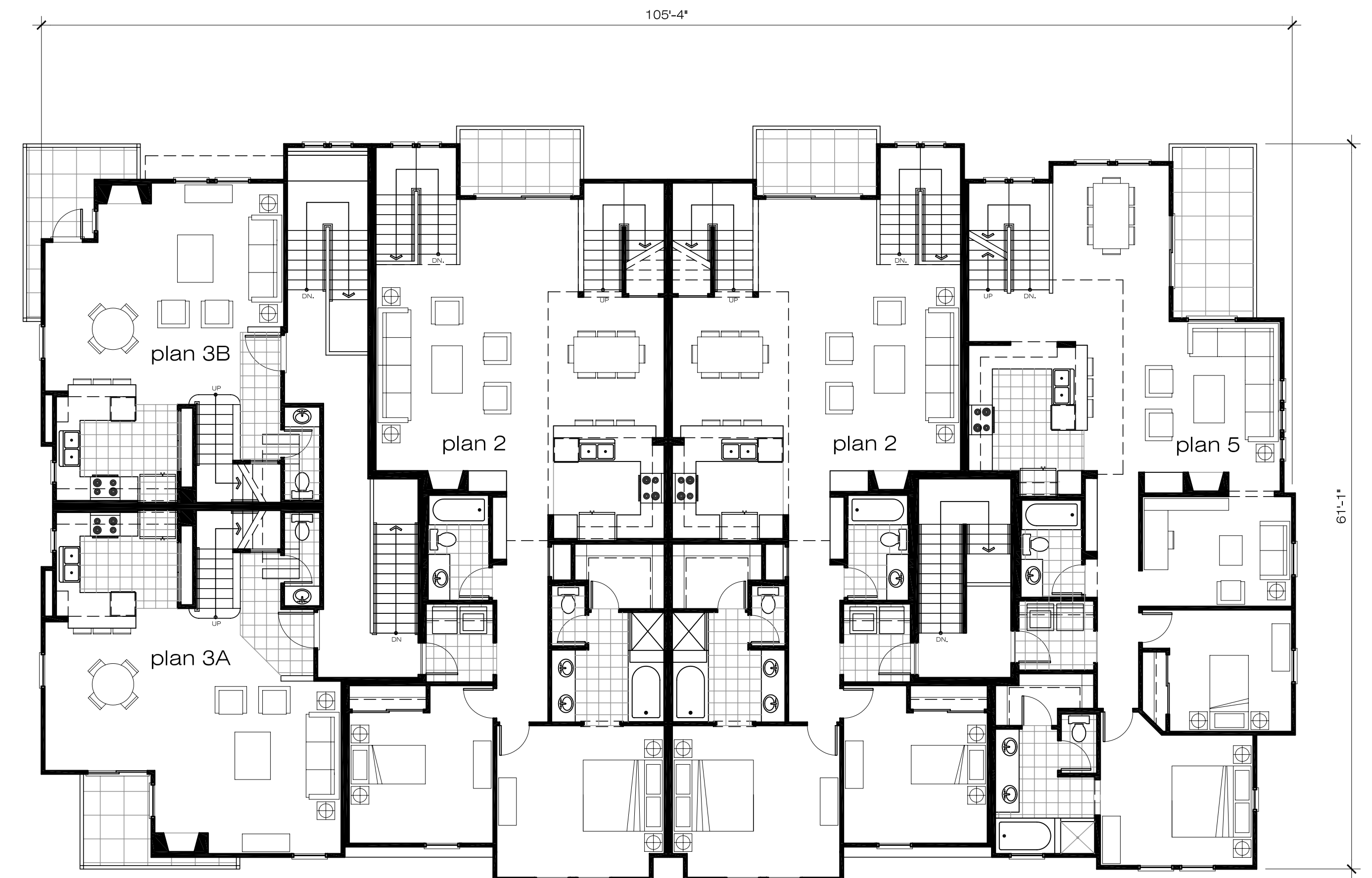
223rd NORMANDIE PROPERTIES

24248 Crenshaw Boulevard Ste. 207
Torrance, CA 90505
JOB NO. A5032.300
SCALE: 1/8" = 1'-0"
DATE: NOVEMBER 12, 2007

SHEET 6 OF 13



4th floor building plan



3rd floor building plan

9-Plex Type 'A' Building

PACIFIC GATEWAY
1244 W. 223rd STREET, TORRANCE CA 90502



Withee Malcolm Architects, LLP
1983 W. 190th Street, Suite 200
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425

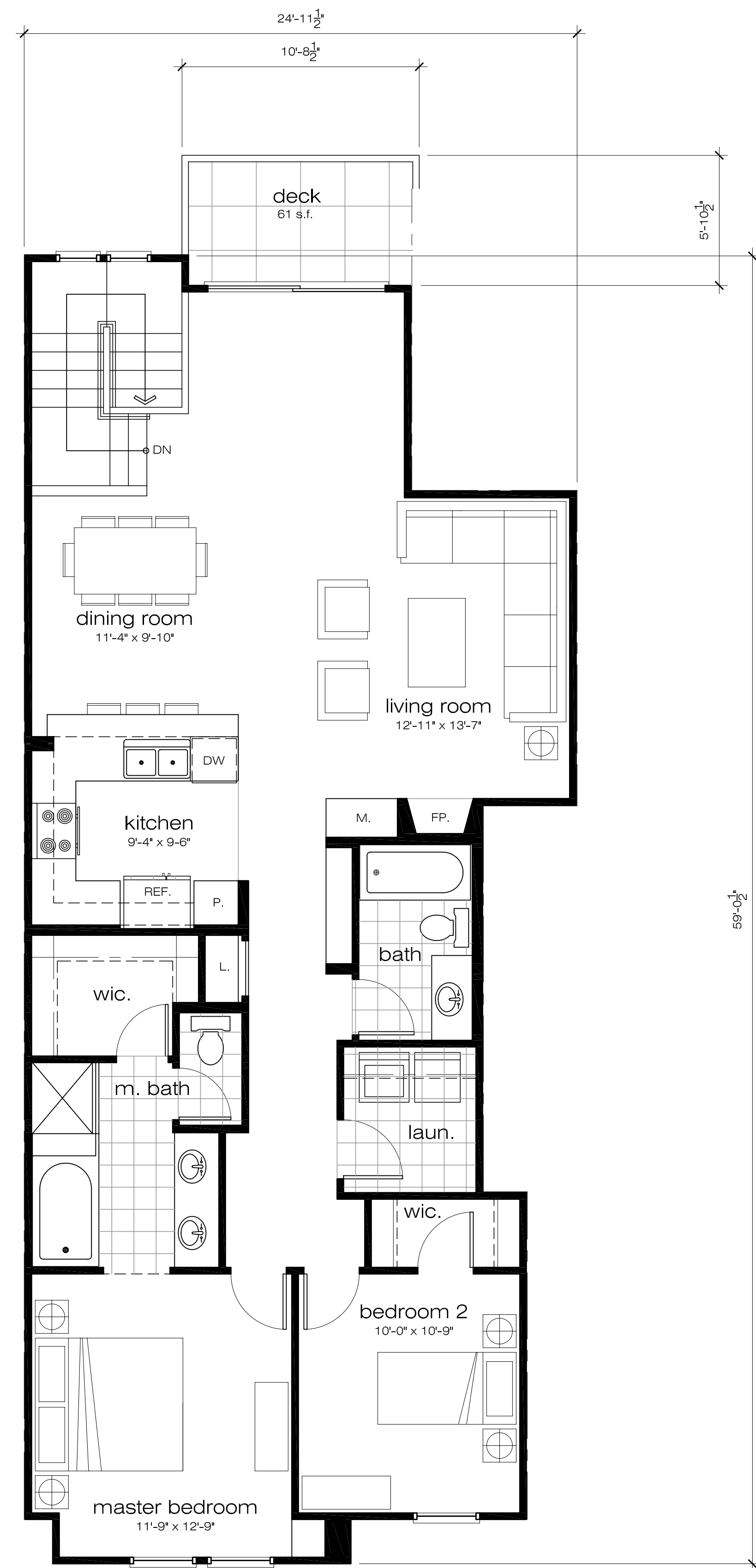
223rd NORMANDIE PROPERTIES

24248 Crenshaw Boulevard Ste. 207
Torrance, CA 90505

JOB NO. A5032.300

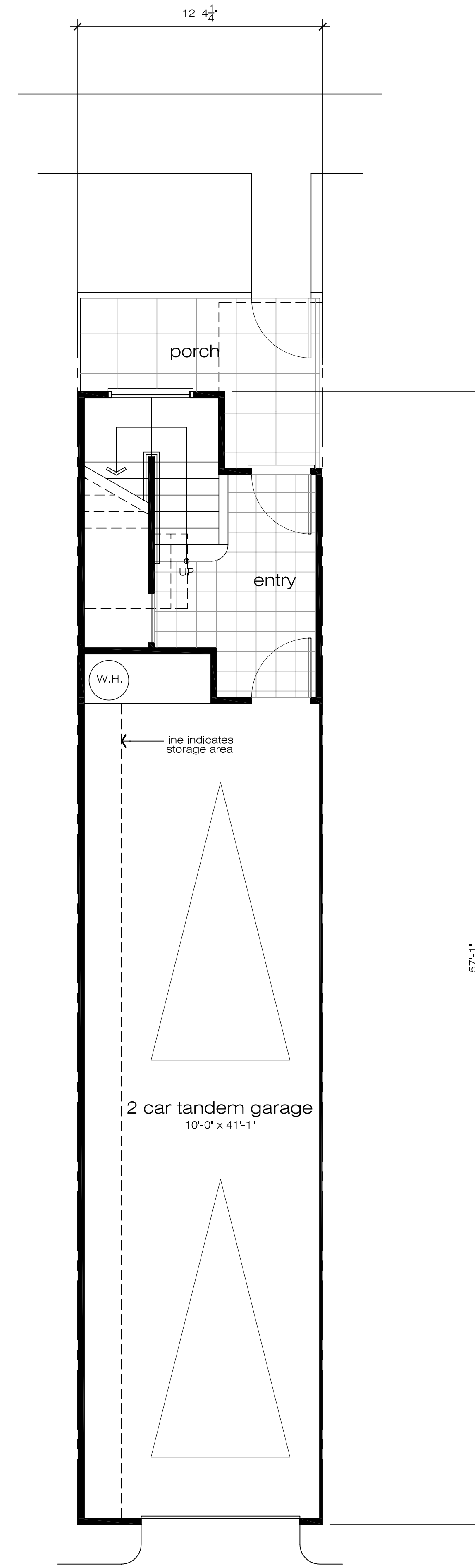
SCALE: 1/8" = 1'-0"
DATE: NOVEMBER 12, 2007

SHEET 7 OF 13



floor plan

GROSS LIVABLE AREA: 1183 s.f.
 NET LIVABLE AREA: 1132 s.f.
 DECK AREA: 61 s.f.



entry level

GROSS LIVABLE AREA: 155 s.f.
 NET LIVABLE AREA: 141 s.f.
 GARAGE AREA: 527 s.f.

PLAN 1

2 bedroom, 2 bath

gross livable area: 1338 s.f. net livable area: 1273 s.f.
 61 s.f. private open space

PACIFIC GATEWAY

1244 W. 223rd STREET, TORRANCE CA 90502



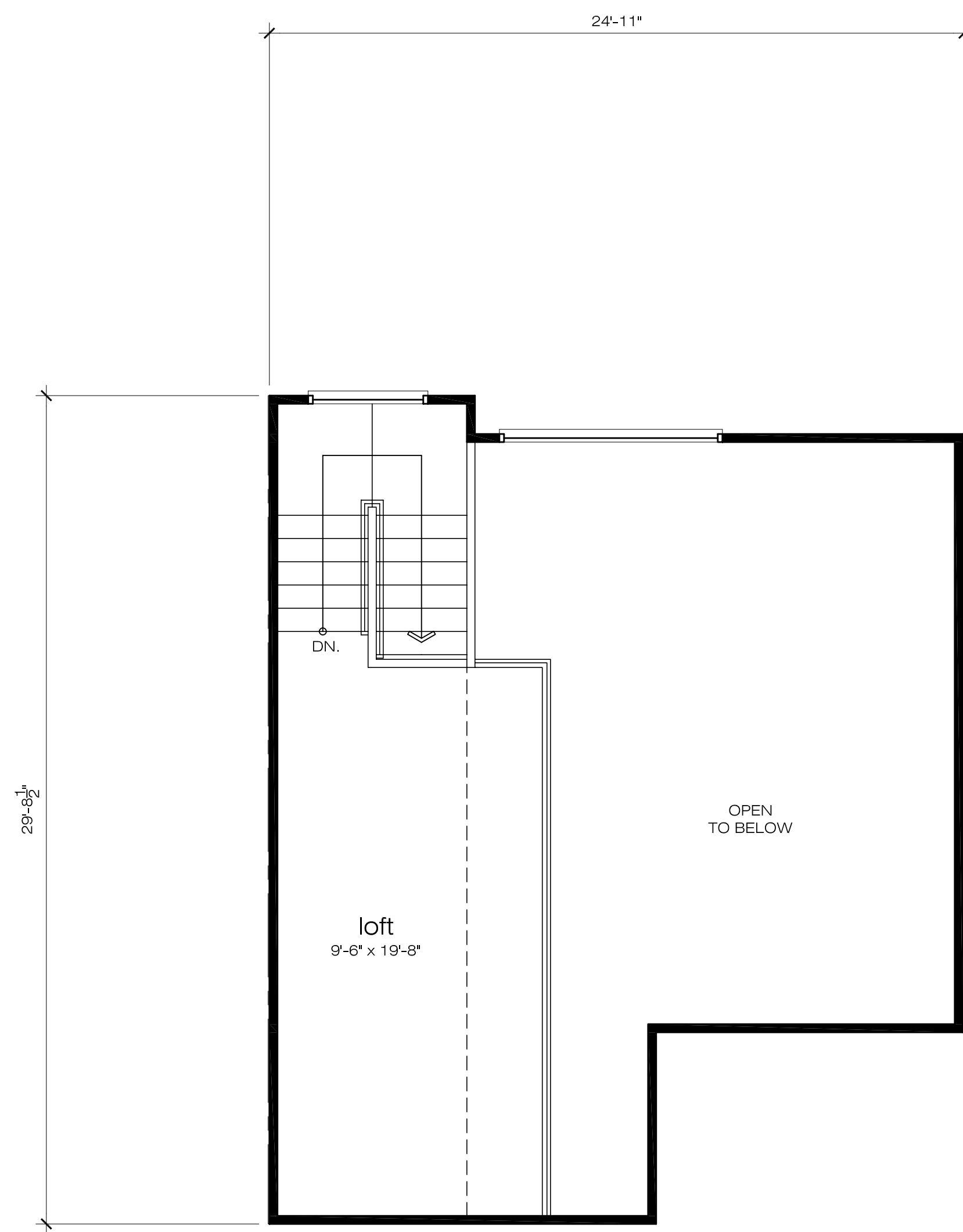
Withee Malcolm Architects, LLP
 1983 W. 190th Street, Suite 200
 Torrance, Ca 90504
 Tel. (310) 217-8885
 Fax (310) 217-0425

223rd NORMANDIE PROPERTIES

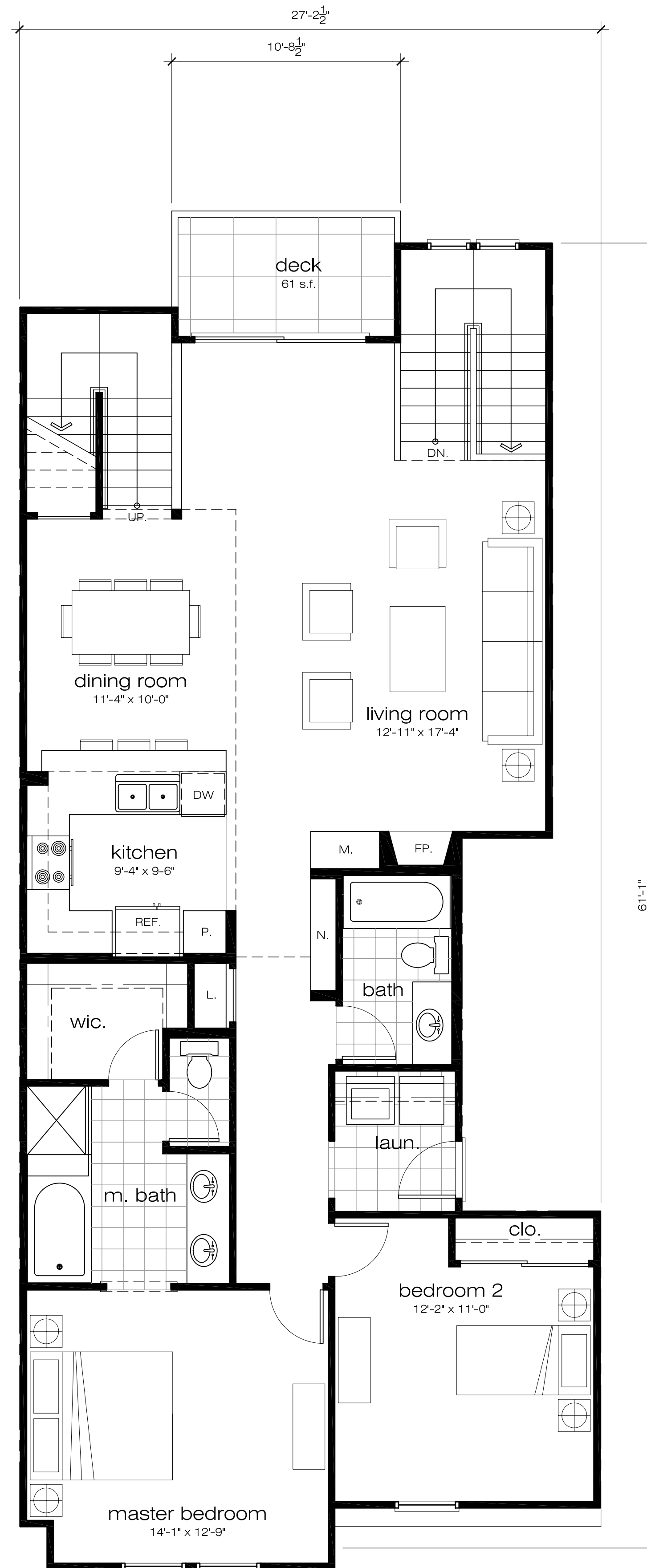
24248 Crenshaw Boulevard Ste. 207
 Torrance, CA 90505

JOB NO. A5032.300

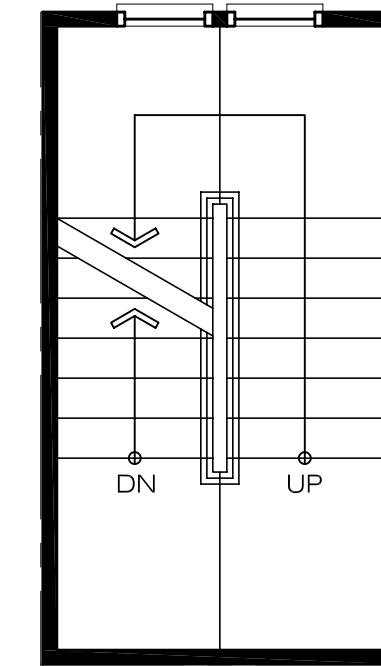
SCALE: 1/4" = 1'-0"
 DATE: NOVEMBER 12, 2007



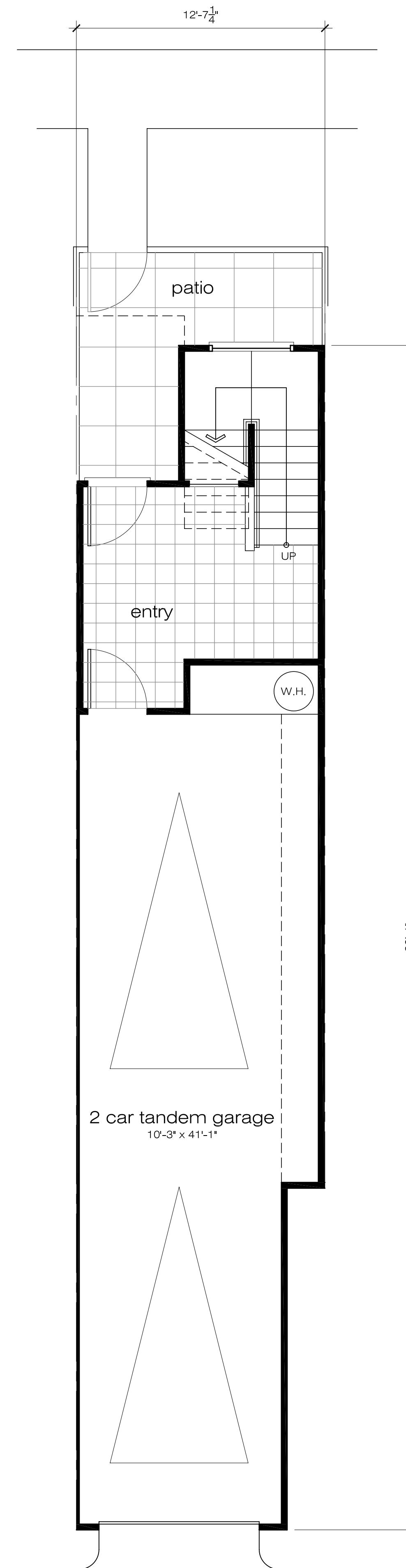
loft
 GROSS LIVABLE AREA: 230 s.f.
 NET LIVABLE AREA: 199 s.f.



floor plan
 GROSS LIVABLE AREA: 1340 s.f.
 NET LIVABLE AREA: 1285 s.f.
 DECK AREA: 61 s.f.



stair



entry level
 GROSS LIVABLE AREA: 180 s.f.
 NET LIVABLE AREA: 164 s.f.
 GARAGE AREA: 505 s.f.

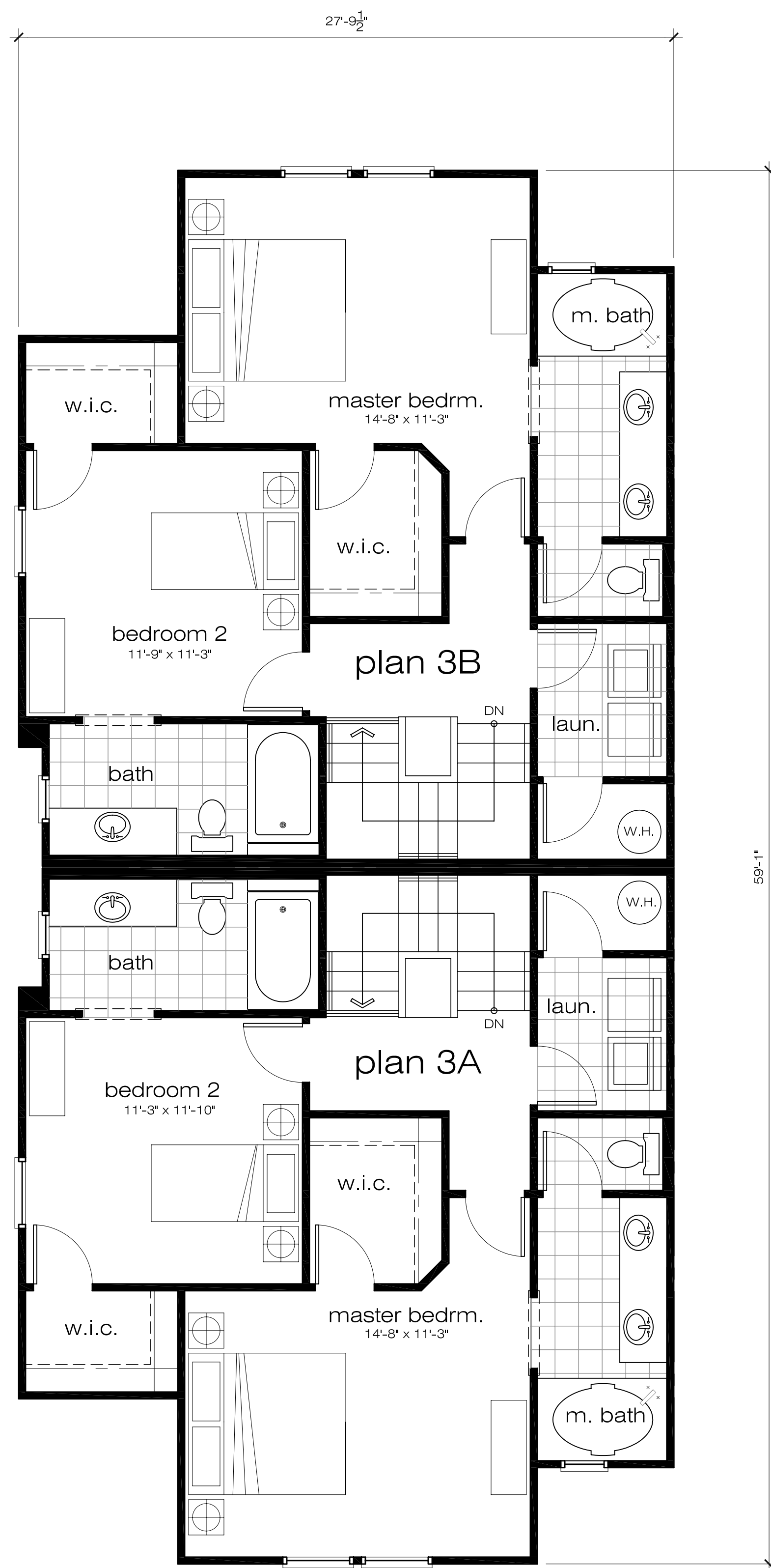
PLAN 2
 2 bedroom / loft, 2 bath
 gross livable area: 1750 s.f. net livable area: 1648 s.f.
 61 s.f. private open space

PACIFIC GATEWAY
 1244 W. 223rd STREET, TORRANCE CA 90502



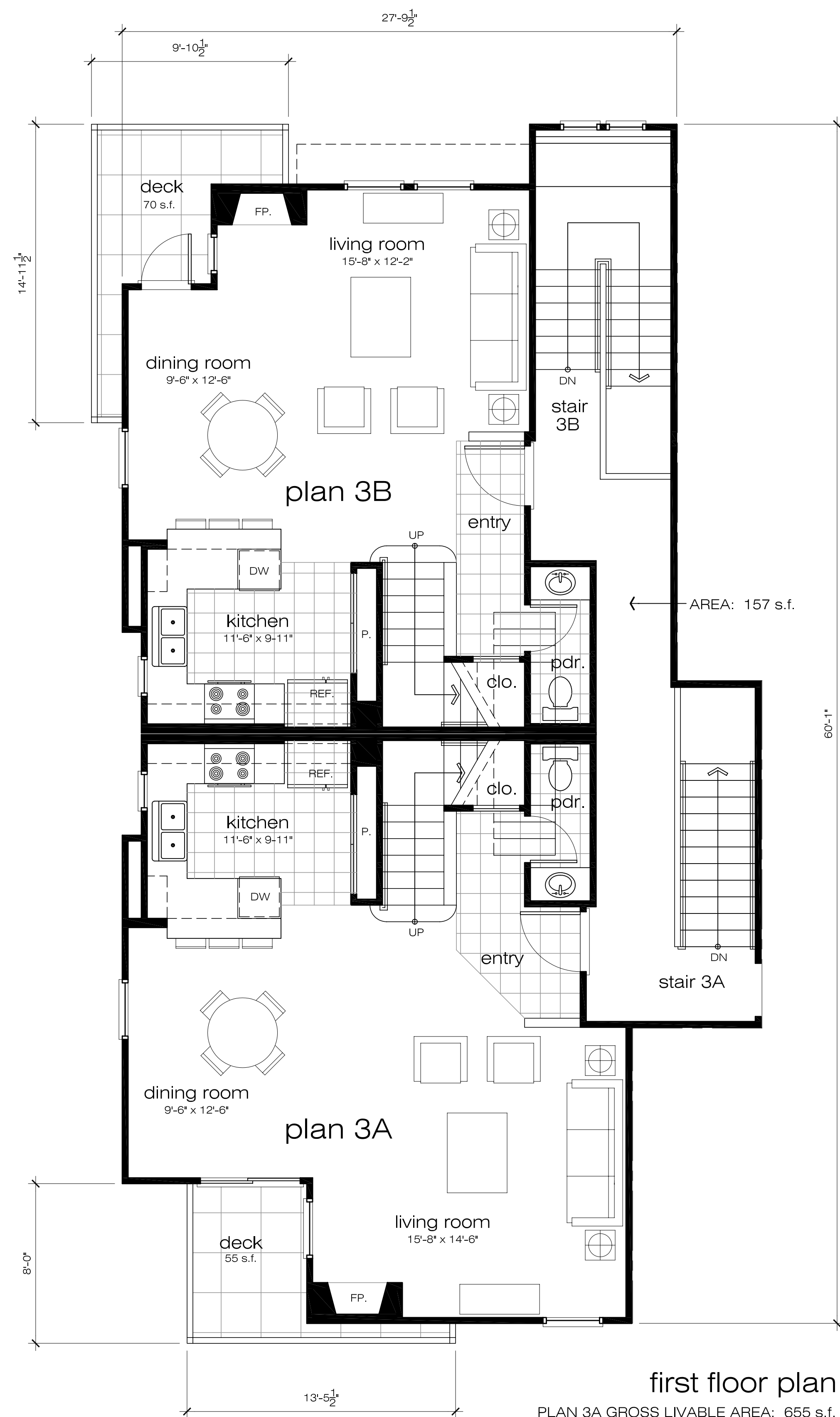
Withee Malcolm Architects, LLP
 1983 W. 190th Street, Suite 200
 Torrance, Ca 90504
 Tel. (310) 217-8885
 Fax (310) 217-0425

223rd NORMANDIE PROPERTIES
 24248 Crenshaw Boulevard Ste. 207
 Torrance, CA 90505
 JOB NO. A5032.300
 SCALE: 1/4" = 1'-0"
 DATE: NOVEMBER 12, 2007
SHEET 9 OF 13



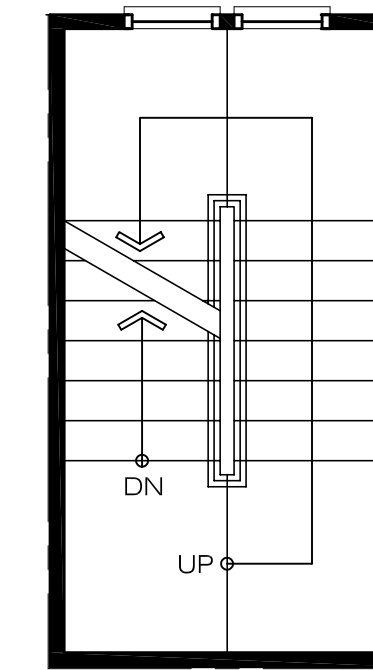
second floor plan

GROSS LIVABLE AREA: 694 s.f.
NET LIVABLE AREA: 658 s.f.

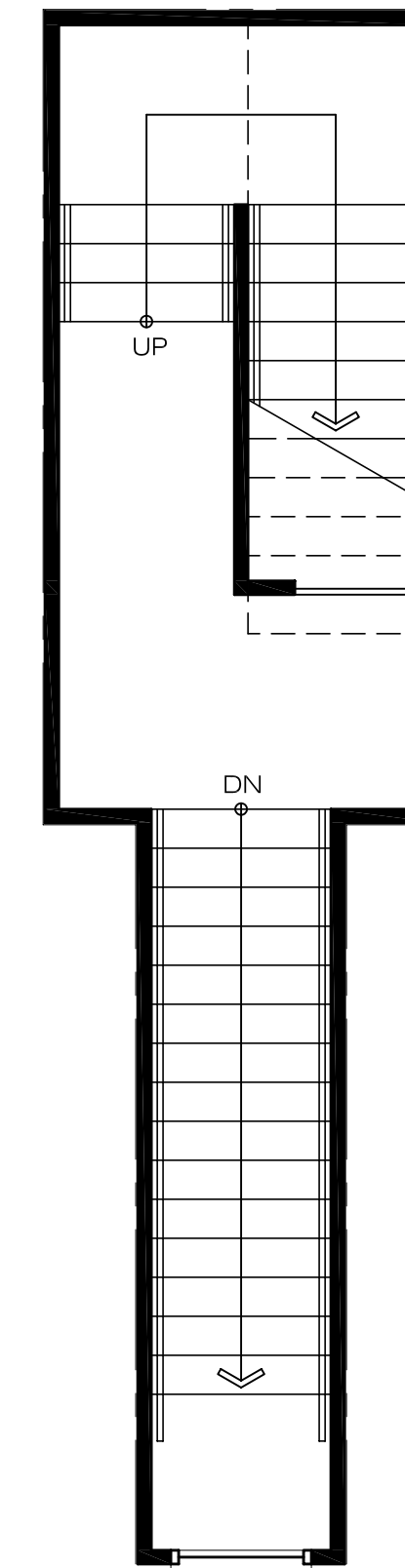


first floor plan

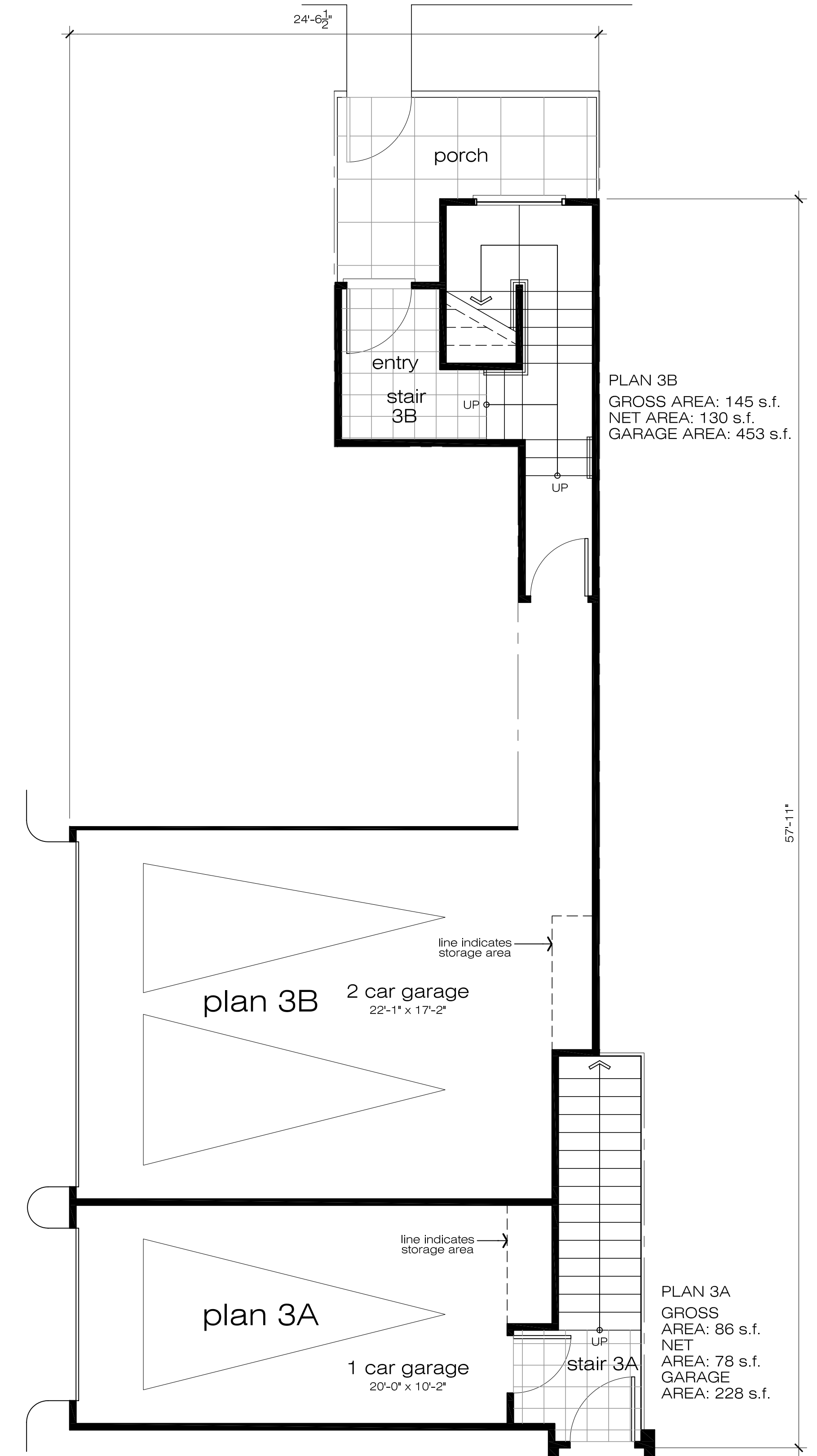
PLAN 3A GROSS LIVABLE AREA: 655 s.f.
PLAN 3A NET LIVABLE AREA: 619 s.f.
PLAN 3A DECK AREA: 55 s.f.
PLAN 3B GROSS LIVABLE AREA: 567 s.f.
PLAN 3B NET LIVABLE AREA: 533 s.f.
PLAN 3B DECK AREA: 70 s.f.



stair 3B



stair 3A



entry level

PLAN 3
2 bedroom, 2.5 bath

A: gross livable area: 1435 s.f. net livable area: 1355 s.f.
B: gross livable area: 1406 s.f. net livable area: 1321 s.f.
A: 55 s.f. private open space
B: 70 s.f. private open space

PACIFIC GATEWAY
1244 W. 223rd STREET, TORRANCE CA 90502

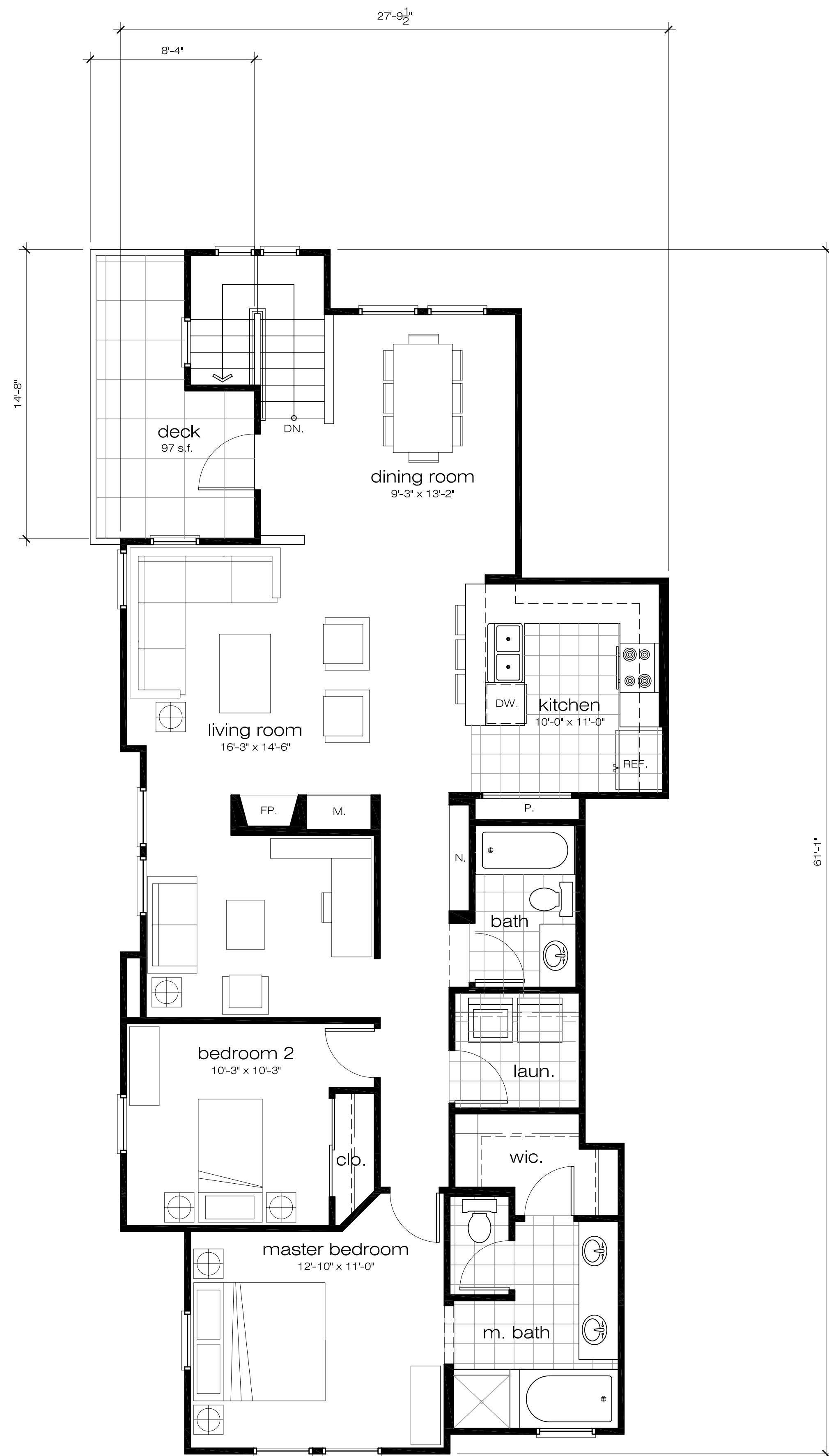
223rd NORMANDIE PROPERTIES

24248 Crenshaw Boulevard Ste. 207
Torrance, CA 90505
JOB NO. A5032.300
SCALE: 1/4" = 1'-0"
DATE: NOVEMBER 12, 2007

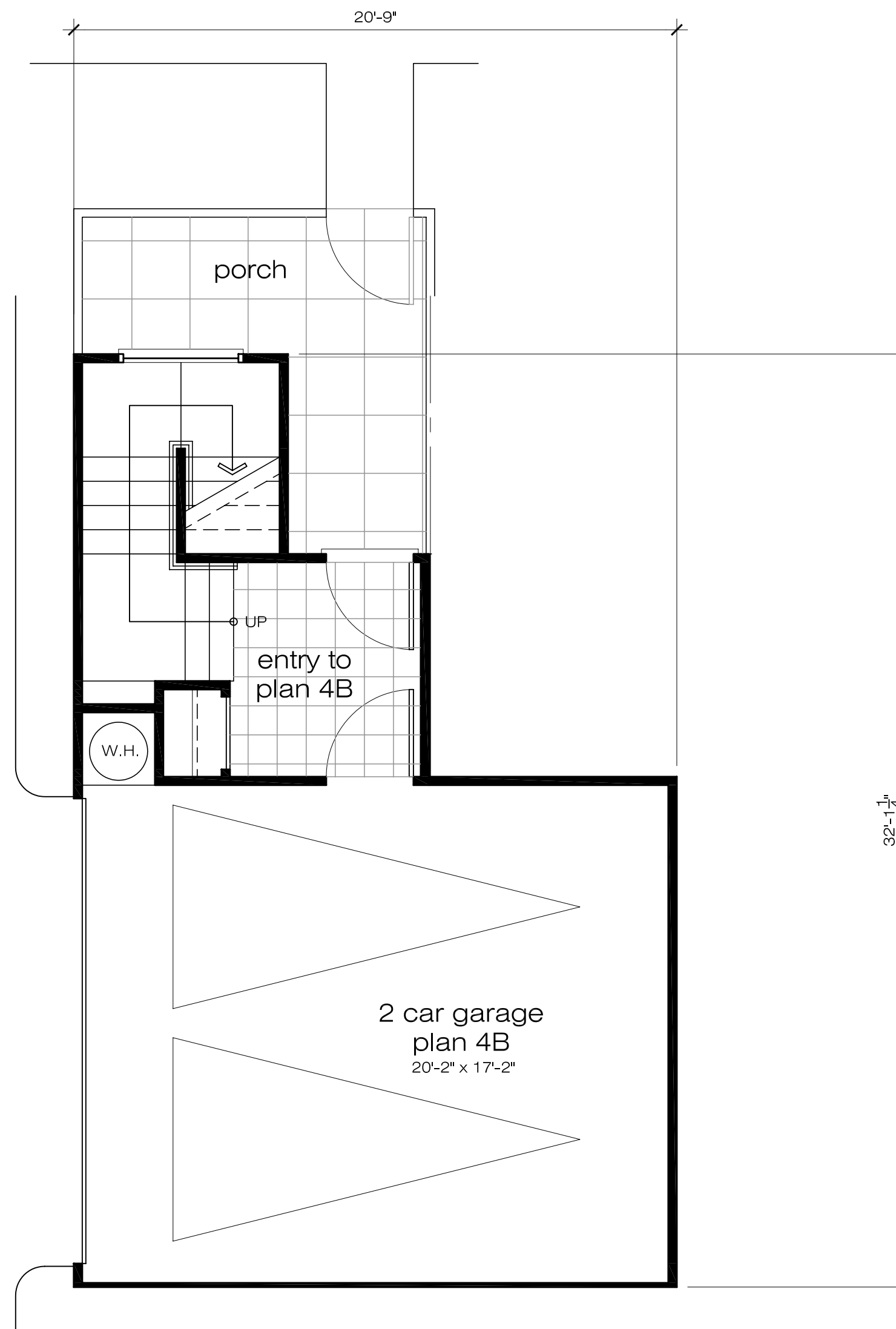


Withee Malcolm Architects, LLP
1983 W. 190th Street, Suite 200
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425

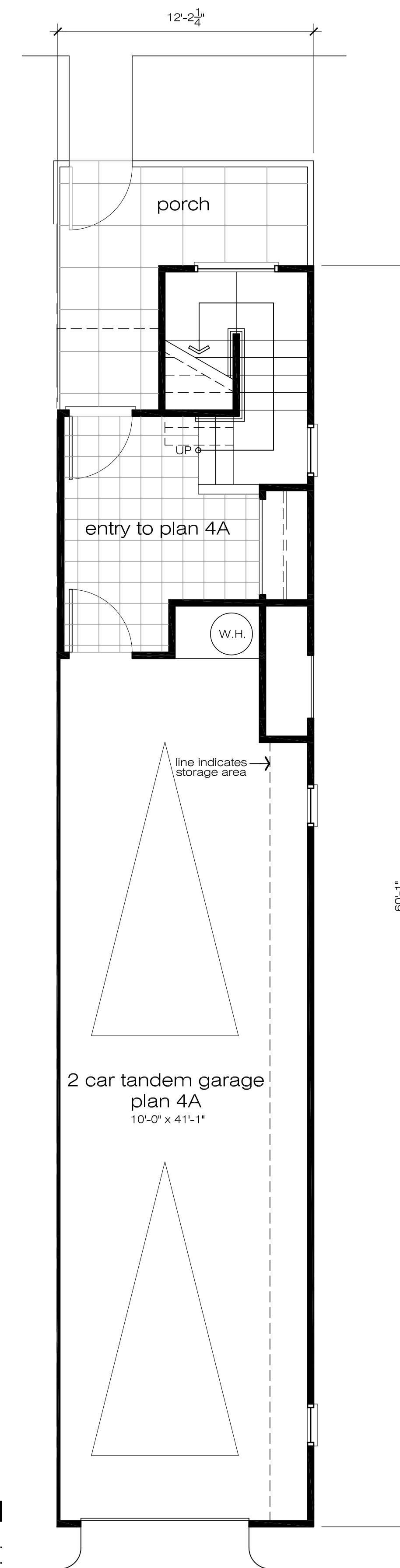
SHEET 10 OF 13



floor plan
 GROSS LIVABLE AREA: 1255 s.f.
 NET LIVABLE AREA: 1196 s.f.
 DECK AREA: 97 s.f.



4B entry level
 GROSS LIVABLE AREA: 141 s.f.
 NET LIVABLE AREA: 126 s.f.
 GARAGE AREA: 368 s.f.



4A entry level
 GROSS LIVABLE AREA: 177 s.f.
 NET LIVABLE AREA: 161 s.f.
 GARAGE AREA: 509 s.f.

PLAN 4
 2 bedroom, 2 bath

A: gross livable area: 1432 s.f. net livable area: 1357 s.f.
 B: gross livable area: 1396 s.f. net livable area: 1322 s.f.
 97 s.f. private open space

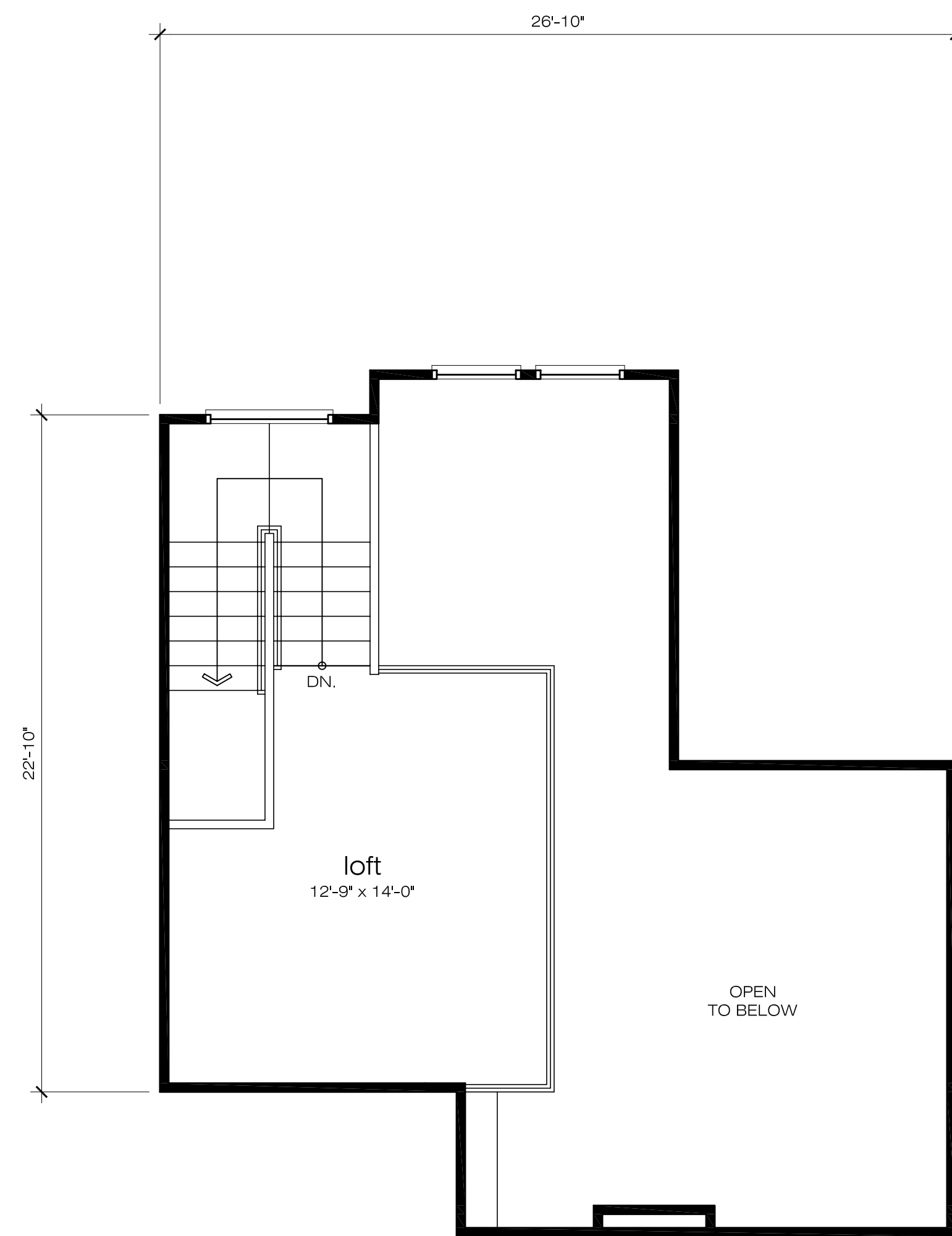
PACIFIC GATEWAY
 1244 W. 223rd STREET, TORRANCE CA 90502



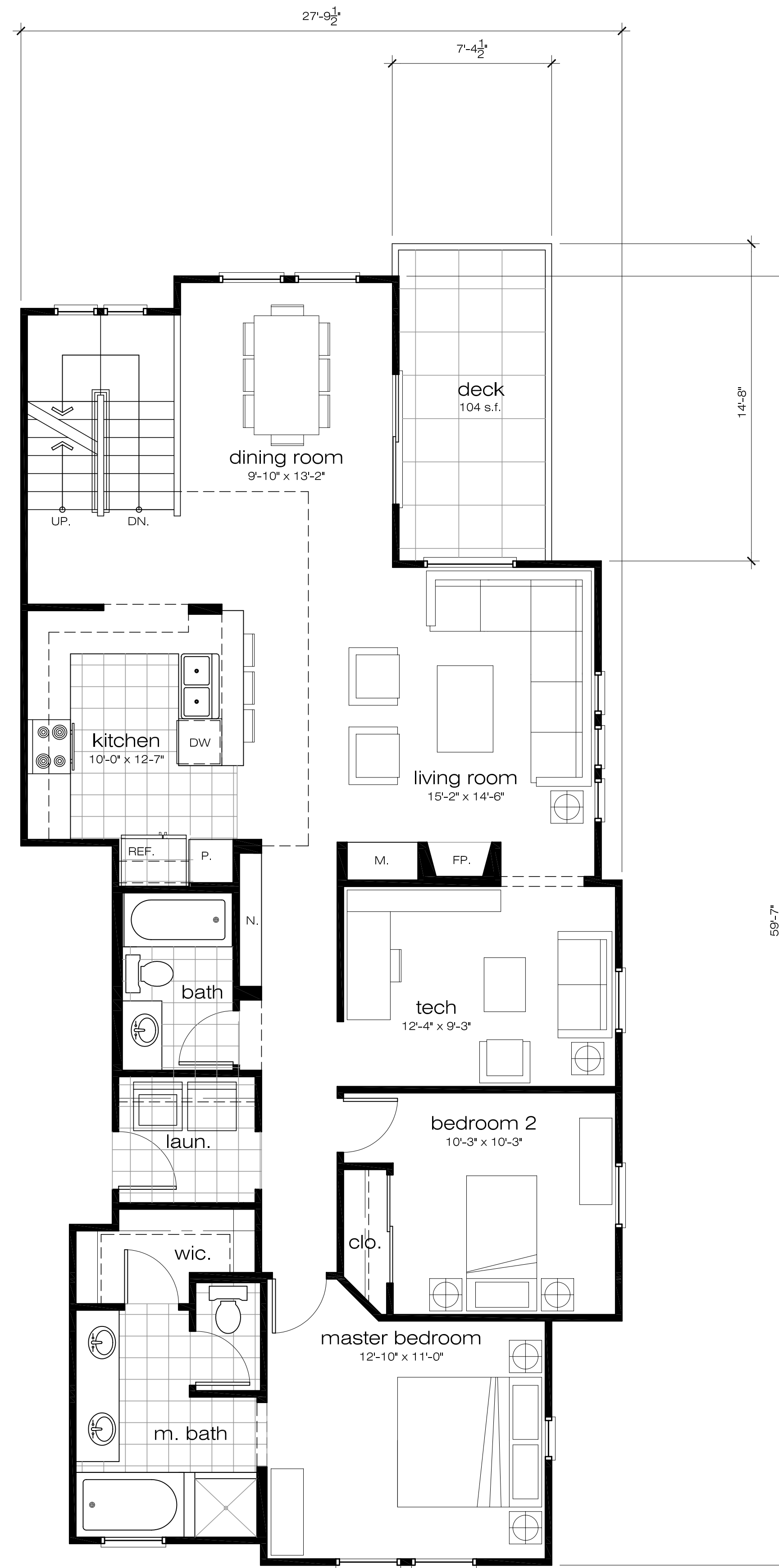
Withee Malcolm Architects, LLP
 1983 W. 190th Street, Suite 200
 Torrance, Ca 90504
 Tel. (310) 217-8885
 Fax (310) 217-0425

223rd NORMANDIE PROPERTIES

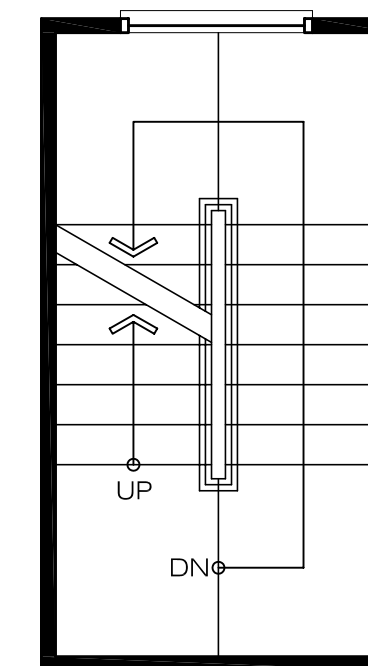
24248 Crenshaw Boulevard Ste. 207
 Torrance, CA 90505
 JOB NO. A5032.300
 SCALE: 1/4" = 1'-0"
 DATE: NOVEMBER 12, 2007



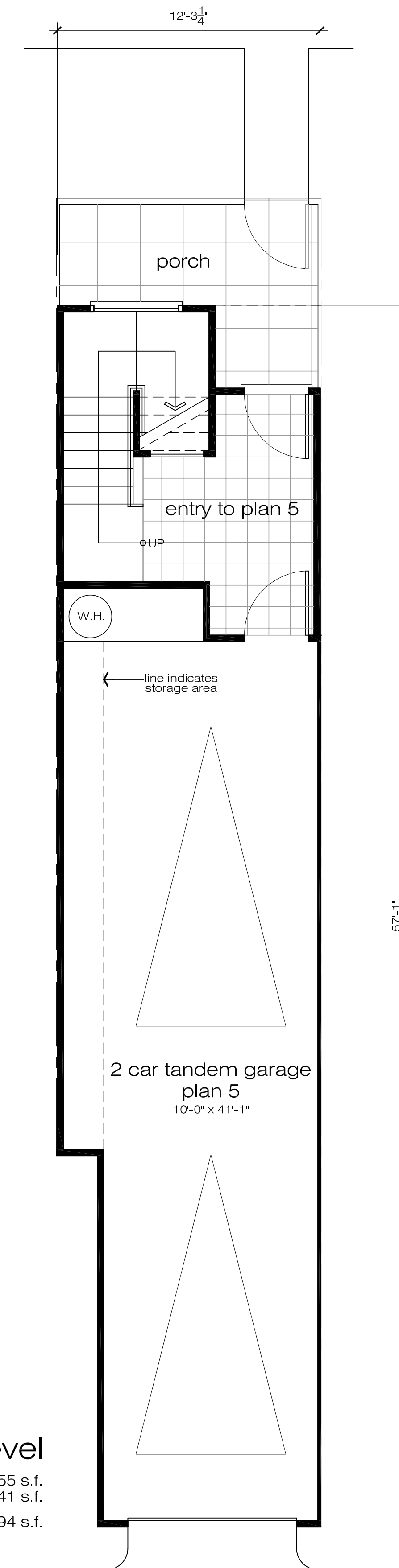
loft
 GROSS LIVABLE AREA: 199 s.f.
 NET LIVABLE AREA: 167 s.f.



floor plan
 GROSS LIVABLE AREA: 1340 s.f.
 NET LIVABLE AREA: 1289 s.f.
 DECK AREA: 104 s.f.



stair



entry level
 GROSS LIVABLE AREA: 155 s.f.
 NET LIVABLE AREA: 141 s.f.
 GARAGE AREA: 494 s.f.

PLAN 5
 2 bedroom / loft, 2 bath

gross livable area: 1694 s.f. net livable area: 1597 s.f.
 104 s.f. private open space

PACIFIC GATEWAY
 1244 W. 223rd STREET, TORRANCE CA 90502



Withee Malcolm Architects, LLP
 1983 W. 190th Street, Suite 200
 Torrance, Ca 90504
 Tel. (310) 217-8885
 Fax (310) 217-0425

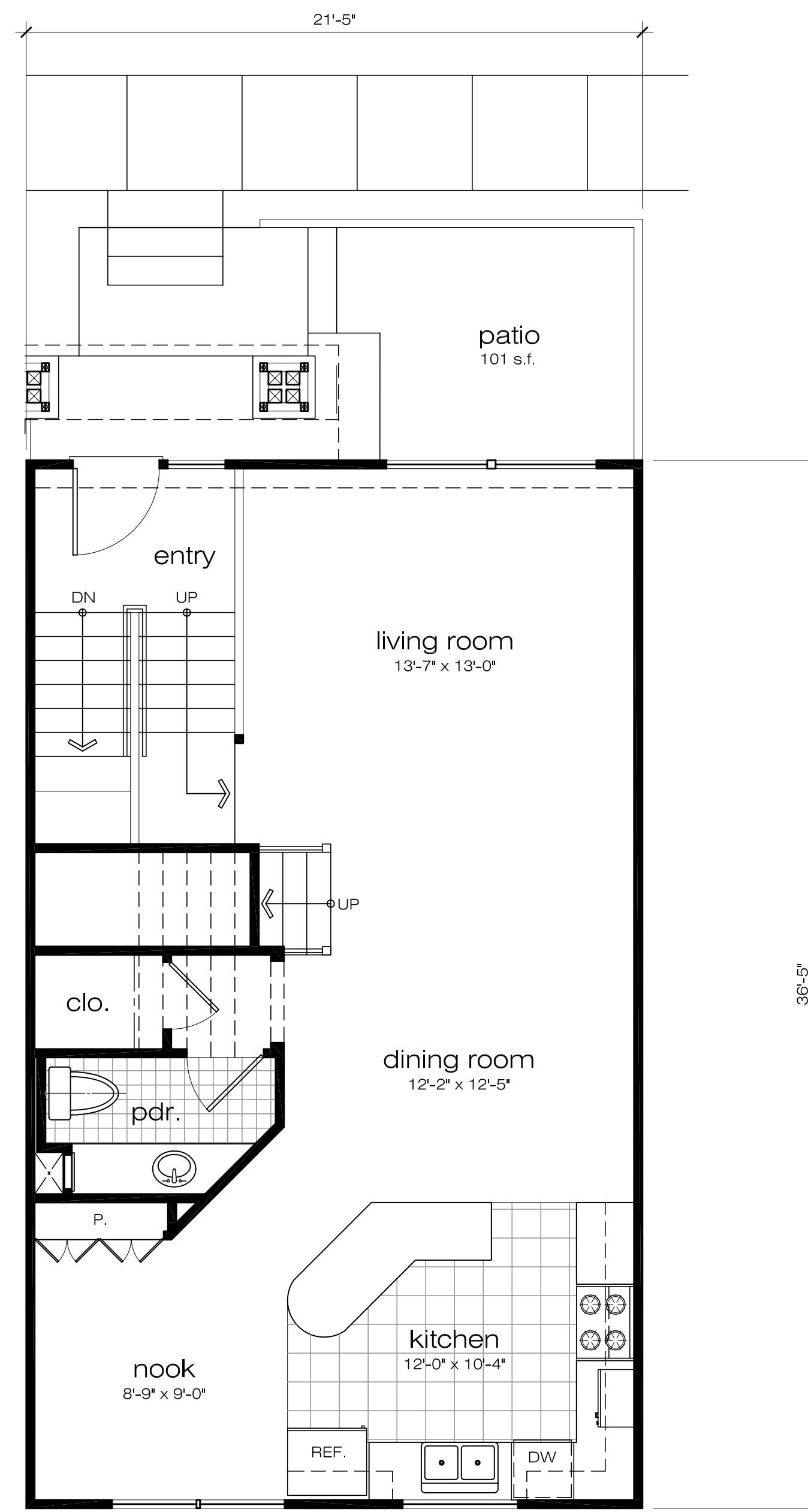
223rd NORMANDIE PROPERTIES

24248 Crenshaw Boulevard Ste. 207
 Torrance, CA 90505
 JOB NO. A5032.300
 SCALE: 1/4" = 1'-0"
 DATE: NOVEMBER 12, 2007



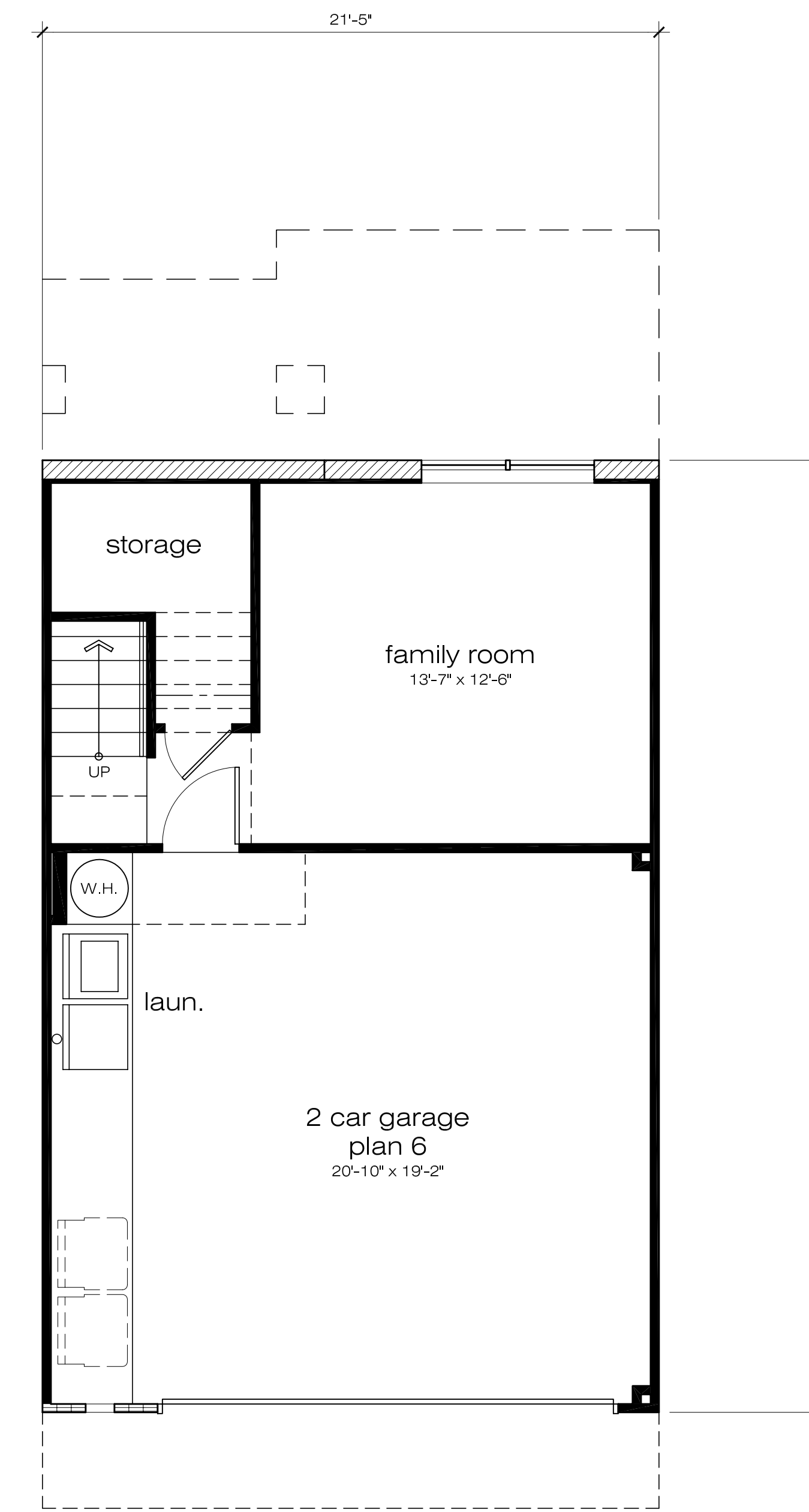
second floor plan

GROSS LIVABLE AREA: 742 s.f.
NET LIVABLE AREA: 708 s.f.



first floor plan

GROSS LIVABLE AREA: 713 s.f.
NET LIVABLE AREA: 680 s.f.
PATIO AREA: 101 s.f.



garage level

GROSS LIVABLE AREA: 292 s.f.
NET LIVABLE AREA: 261 s.f.
GARAGE AREA: 418 s.f.

PLAN 6

3 bedroom, 2.5 bath

gross livable area: 1747 s.f. net livable area: 1649 s.f.
101 s.f. private open space

PACIFIC GATEWAY

1244 W. 223rd STREET, TORRANCE CA 90502



Withee Malcolm Architects, LLP
1983 W. 190th Street, Suite 200
Torrance, Ca 90504
Tel. (310) 217-8885
Fax (310) 217-0425

223rd NORMANDIE PROPERTIES

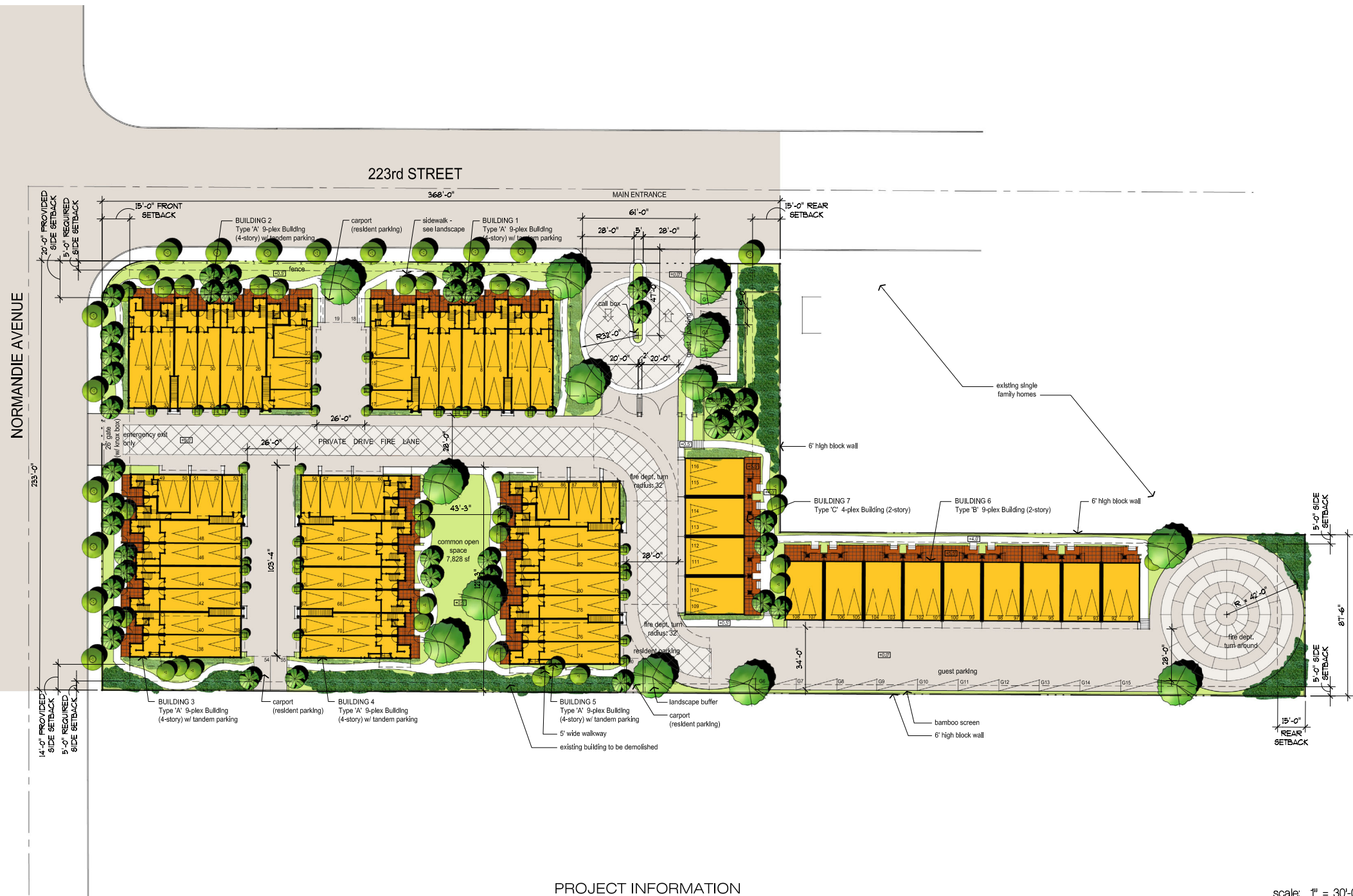
24248 Crenshaw Boulevard Ste. 207
Torrance, CA 90505

JOB NO. A5032.300

SCALE: 1/4" = 1'-0"

DATE: NOVEMBER 12, 2007

SHEET 13 OF 13



VICINITY MAP

PROJECT INFORMATION

SITE SUMMARY

lot size: 2.5 acres net (110,532sf)
 current zoning: M1 / A1
 proposed zoning: R-3
 number of units: 58
 density: 23.2 u/a
 unit size: 1,260sf - 1,760sf

usable common open space provided:
 building lot coverage: 37,258sf (34% of lot area)
 pavement: 38,927sf (35% of lot area)
 open space: 24,002sf (22% of lot area)

BUILDING SUMMARY

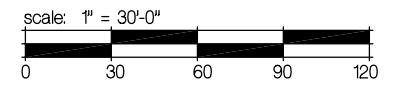
TYPE	QUANTITY	# OF UNITS / BLDG	TOTAL UNITS
A	5	9	45
B	1	9	9
C	1	4	4
TOTAL:			residential units provided: 58

UNIT SUMMARY

PLAN	QUANTITY	DESCRIPTION	AREA (gross)	AREA (net)
1 (town)	10 (17%)	2 bdrms / 2 bths	1,338 SF	1,273 SF
2 (town)	10 (17%)	2 bdrms + loft / 2 bths	1,750 SF	1,648 SF
3A (town)	5 (17%)	2 bdrms / 2.5 bths	1,435 SF	1,355 SF
3B (town)	5	2 bdrms / 2.5 bths	1,406 SF	1,321 SF
4A (town)	5 (17%)	2 bdrms / 2 bths	1,432 SF	1,357 SF
4B (town)	5	2 bdrms / 2 bths	1,396 SF	1,322 SF
5 (town)	5 (9%)	2 bdrms + loft / 2 bths	1,694 SF	1,597 SF
6 (town)	13 (23%)	3 bdrms / 2.5 bths	1,747 SF	1,649 SF
TOTAL:				58 residential units provided

PARKING SUMMARY

required resident parking:
 2 spaces per unit = 2 x 58
 116 resident parking required
 required guest parking:
 0.25 space per unit = 0.25 x 58
 15 guest parking required
 TOTAL PARKING REQUIRED = 131 spaces
 provided resident parking:
 53 units with 2-car garage = 2 x 53
 5 units with 1-car garage + 1 covered carport = 2 x 5
 116 resident parking provided
 provided guest parking:
 5 cluster parking + 10 parallel street parking
 15 guest parking provided
 TOTAL PARKING PROVIDED = 131 spaces



Site Plan

PACIFIC GATEWAY
 LOS ANGELES COUNTY, CALIFORNIA

223rd NORMANDIE PROPERTIES

24248 Crenshaw Boulevard Ste. 207
 Torrance, CA 90505
 JOB NO. A5032.300

SCALE: 1" = 30'
 DATE: AUGUST 16, 2005

Wither Malcolm Architects, LLP
 1983 W. 190th Street, Suite 200
 Torrance, Ca 90504
 Tel. (310) 217-8885
 Fax (310) 217-0425