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September 22, 2004

Agenda No. 14
03/23/04

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

Re: CONDITIONAL USE PERMIT NUMBER 02-202-(1)
FIRST SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

On March 23, 2004, your Board conducted a hearing regarding the above-referenced permit which proposes an affordable housing project on the subject property consisting of 32 single-family lots. A minimum of 11 units shall be reserved for lower-income households and the remainder will be reserved for moderate-income households in the Compton-Florence Zoned District. At the conclusion of the hearing, your Board indicated its intent to approve the permit and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

OFFICE OF THE COUNTY COUNSEL

By
for PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:

RAYMOND G. FORTNER, JR.
Chief Deputy County Counsel

PJG:di
Enclosures
HOA.235706.1

FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT NUMBER 02-202-(1)

1. The Board of Supervisors ("Board") of the County of Los Angeles conducted a duly noticed public hearing on proposed Conditional Use Permit No. 02-202-(1) on March 23, 2004. The Regional Planning Commission ("Commission") conducted its duly noticed public hearing on this proposal on October 29, 2003. This case was heard concurrently with vesting Tentative Tract Map No. 53967 and Zone Change Case No. 02-202-(1).

2. The applicant is proposing to construct an affordable housing project on the subject property consisting of 32 single-family lots. A minimum of 11 units shall be reserved for lower-income households and the remainder will be reserved for moderate-income households.

3. A conditional use permit is required to authorize the proposed affordable housing concessions pursuant to Section 22.56.202 of the Los Angeles County Code ("County Code") and to ensure compliance with the requirements of the proposed Development Program Zone pursuant to Section 22.40.040 of the County Code.

4. The subject property is a 1.41-acre site located at the 1500 to 1600 block of East Gage Avenue in the Compton-Florence Zoned District.

5. The subject property is rectangular in shape with level terrain and is bisected by two public streets. The site is currently vacant.

6. Residential, commercial and light industrial uses surround the westerly portion of the site to the north, west, and south. Single-family residences, duplexes and apartments are located north, east, and south of the easterly portion of the site.

7. At the time of the public hearing before the Board, the project site was zoned M-1 (Light Manufacturing) and R-3 (Limited Multiple Residence). That zoning on the subject property became effective on November 22, 1945, following the creation of the Compton-Florence Zoned District and adoption of Ordinance No. 4562. Concurrent with this proposal, the Board considered Zone Change Case No. 02-202-(1) to change the zoning of that portion of the subject property zoned M-1 to zone R-3-DP (Limited Multiple Residence-Development Program Zone). On June 22, 2004, the Board adopted the Florence-Firestone Community Standards District which included a zone change to change that portion of the subject property zoned M-1 to R-3-DP. The zone change to R-3-DP is now effective. That Board action obviated the need for any further action on Zone Change Case No. 02-202-(1).

8. Surrounding zoning is M-1 to the north, west, and south of the westerly portion of the site. There is R-3 zoning to the east, north, and south of the easterly portion of the site.

9. 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. Single-family residences are permitted in the R-3 zone pursuant to Section 22.20.260 of the County Code. The proposed density of 32 dwelling units is consistent with the R-3 and R-3-DP zoning, which would allow a maximum of 42 dwelling units on the subject property.

10. The property is depicted within the Medium Density Residential land use classification on the Countywide General Plan Land Use Policy Map. This land use designation permits residential densities ranging from 12 to 22 dwelling units per acre, which would allow a maximum of 69 dwelling units on the 1.41-acre site. The density of the proposed 32-lot residential development is consistent with this classification. The Countywide General Plan ("General Plan") policies also encourage critically needed affordable housing, including low- and moderate-income housing.

11. The project has been evaluated using the following General Plan affordable housing criteria:

    a. The compatibility of the proposed project, in terms of scale and design, with surrounding land uses and established community character;

    b. The viability of the proposed project in terms of long term commitment and ability to meet identified low- and moderate-income housing needs; and

    c. The location of the proposed project relative to shopping and employment opportunities, and accessibility to necessary public services and facilities.

12. The project provides a range of housing types, increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development. The proposed project is consistent with the goals and policies of the General Plan.

13. Vesting Tentative Tract Map No. 53967 is a related request to create 32 single-family lots on the subject property.

14. The applicant's site plan dated July 17, 2003, and labeled Exhibit "A" ("Exhibit 'A' "), depicts 32 single-family lots on approximately 1.41 net acres. Lot sizes range from 1,842 to 2,446 square feet. Four home models are proposed that are 1,370 square feet in size with two-stories and are approximately 21.5 to

24 feet in height. Each proposed home has three bedrooms and an attached two-car garage that is accessed from a 26-foot wide alley (Miramonte Trail) parallel to and north of Gage Avenue. In lieu of providing a rear yard setback, the front yard setback has been increased from the required 15 feet to a range of 19 to 21 feet. A patio area is provided within this front yard setback. One side yard has been eliminated on most lots due to the narrow lot configuration while still providing a minimum of five feet on the other side yard setback to allow for adequate Fire Department access.

15. Two comment letters were submitted to the Commission concerning the project. One letter was in support of the proposed zone change. The other letter was a petition requesting postponement of the public hearing to allow community members to testify due to a concern that the Metropolitan Transit Authority strike, which suspended public transit service, may have prevented persons from attending the public hearing.

16. At its public hearing, the Commission received oral and written testimony regarding the proposed development. One person testified in opposition to the project due to concerns about the proposed density, the reduced lot sizes, widths and yard setbacks, and graffiti problems in the area.

17. The applicant testified before the Commission that upon completion of the proposed development, each individual single-family lot owner will be required to maintain the wall, gate, and vegetation in the front yard. Vertical control joints on the walls will differentiate property lines and individual irrigation systems and vegetation will be installed. To better ensure that subsequent property owners are notified of these requirements and all applicable conditions of this conditional use permit, upon the sale of individual single-family lots a document shall be recorded which specifies conditions for which individual lot owners are responsible and the conditions shall be translated into other languages as necessary. The applicant also testified that the Community Development Commission of the County of Los Angeles ("CDC") requires homebuyer education during the sale of the homes and agreed to expand this homebuyer education process and work with the CDC to ensure that future property owners understand the conditions of the grant.

18. At it's public hearing, the Board received oral and written testimony. One person testified in opposition to the project citing concerns about density, schools, parking, graffiti, and adequate police service. Two members of the Florence-Firestone Chamber of Commerce testified before the Board in support of the project citing the need to clean up the subject site which has been used as an illegal dump site for many years.

19. There is a need for mature vegetation to be planted and maintained along the seven-foot masonry wall to be constructed on East Gage Avenue for the

prevention of graffiti. The applicant has submitted landscape plans depicting a three-foot landscape strip with three 15-gallon vines planted for each lot. The conditions of approval of this grant shall require the applicant to install protective fencing around the landscaping and wall.

20. Access to the proposed development will be provided from Gage Avenue, a dedicated secondary highway with 80 feet of right-of-way. Access will also be provided from Compton Avenue, Makee Avenue, Miramonte Boulevard, Converse Avenue, and Miramonte Trail Alley.

21. The proposed single-family residential development is compatible with surrounding land use patterns. A mix of single-family and multi-family residential development surrounds the subject property to the east, north, and south.

22. Pursuant to Section 22.56.202 of the County Code, concessions to make the provision of affordable housing units economically feasible may be requested if the development contains five or more dwelling units and at least 20 percent of the dwelling units are provided for lower income households. The applicant's reservation of 11 units for lower income households, representing 32 percent of the dwelling units, meets the 20 percent requirement for the affordable housing concessions.

23. The proposed use is subject to the development standards and requirements applicable to the R-3 zone, as set forth in Sections 22.20.260 through 22.20.330 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.

24. The project complies with Section 22.20.300 of the County Code in that no dwelling units or other structures exceed a height of 35 feet above grade. The proposed dwelling units range from 21.5 to 24 feet in height.

25. The density of the proposed development complies with the requirements of Section 22.20.310 of the County Code.

26. Section 22.20.320 of the County Code requires a front yard setback of not less than 15 feet, interior side yard setbacks of not less than five feet, and rear yard setbacks of not less than 15 feet on properties in the R-3 zone. The applicant has requested a waiver of the 15-foot rear yard setback requirement and a modification of the five-foot side yard setback, as a concession for providing affordable housing pursuant to Section 22.56.202 of the County Code. The five-foot side yard setback shall be waived on one side of each lot and only one side yard setback ranging from six to ten feet shall be required for each lot, except for Lot Nos. 16 and 27 which shall have two five-foot side yards, and Lot No. 10 which shall have one seven-foot side yard and one ten-foot side yard.

27. Sections 22.20.320 and 22.48.160 of the County Code provide that in the R-3 zone, fences and walls within the required 15-foot front yard setback shall not exceed a height of three feet, six inches. The applicant is proposing a seven-foot high wall and interspersed eight-foot high entry gate within the front yard setback and requests a modification of the maximum wall height as an additional concession for providing affordable housing.

28. Section 22.20.330 of the County Code requires parking to be provided as required by Part 11 of Chapter 22.52 of the County Code. Section 22.52.1180 of Part 11 requires two covered standard automobile parking spaces for each single-family residence. Exhibit "A" depicts two covered parking spaces for each single-family residence for a total of 64 covered parking spaces. The proposed project complies with the parking requirement.

29. Pursuant to Section 22.52.630 of the County Code, all required fences or walls which are open to public view from any street or highway shall be provided with at least one square foot of landscaping for each linear foot of such frontage and no landscaping shall be developed with a horizontal dimension of less than three feet. The applicant's landscaping plan and Exhibit "A" show that the project is in compliance with this requirement.

30. The applicant has submitted a draft covenant indicating that 11 dwelling units are affordable housing units to be provided for lower income households and intended to be continuously reserved for lower income households for a minimum of 30 years, pursuant to Section 22.56.202 of the County Code. The remaining units will be continuously reserved for moderate-income households for a minimum of 30 years. The conditions of approval of this grant will require the recordation of a covenant to ensure the reservation of the low-income and moderate-income dwelling units, which shall run with the land for the benefit of the County of Los Angeles.

31. The applicant has submitted purchase sale prices for dwelling units of comparable size and type within the market area of the subject property, financial information supporting the need for the concessions requested, and the reasons that they are necessary to make the affordable housing units economically feasible pursuant to Section 22.56.202 of the County Code.

32. In addition to the setback and wall height modifications described above, the applicant has requested the following concessions to make the provision of the proposed lower-income housing units economically feasible:

    a. To reduce the lot widths and street frontages on all lots from the required 50 feet to a range of 26 to 37 feet, as depicted on the associated Tentative Tract Map No. 53967; and

b. To reduce the lot areas of all lots from the required 5,000 square feet to a range of 1,842 square feet to 2,446 square feet, as depicted on the associated Tentative Tract Map No. 53967.

33. The CDC supports and partially funds the proposed project.

34. 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.

35. 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 County Code Section 22.40.070.

36. 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 Vesting Tentative Tract Map No. 53967.

37. 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.

38. The proposed project at the location proposed has been designed to be compatible with the surrounding area in terms of land use patterns, design, and established community character because the proposed single-family lots would be consistent with the existing single-family residential neighborhood.

39. The proposed project will provide 11 dwelling units for lower income households, thereby assisting in satisfying affordable housing needs, and through the requirements of the Development Program Zone and the previously referenced Covenant, will be viable in terms of continuing availability to meet such housing needs.

40. The proposed project is proximate to public transit, shopping, and employment centers. A new commercial shopping center has been developed to the west of the subject property. The site is located within a half mile of the Metro Blue Line Slauson Station and the Slauson Station Transit Oriented District.

41. An Initial Study was prepared for this project and circulated for public review in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code section 21000 et. seq.), the State CEQA Guidelines and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that

the project may have a significant effect on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project. The project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.

42. The Board has reviewed and considered the information contained in the Negative Declaration together with any comments received during the public review process; finds on the basis of the whole record before it that there is no substantial evidence that the project will have a significant effect on the environment; and finds that the Negative Declaration reflects the independent judgment and analysis of the Board.

43. The location of the documents and other materials constituting the record of proceedings upon which the Board'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, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

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

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, and general welfare; and

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 Los Angeles 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;

E. That the proposed project at the proposed location has been designed to be compatible with the surrounding area in terms of land use patterns, design, and established community character;

F. That the proposed project will assist in satisfying affordable housing needs, and is viable in terms of continuing availability to meet such housing needs;

G. That the proposed project will not cause or add to an undue concentration of affordable housing units in the surrounding community;

H. That the proposed project will be reasonably proximate to public transit, shopping and employment centers;

I. That the requested incentives or concessions are required to make the affordable housing units economically feasible; and

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

THEREFORE THE BOARD OF SUPERVISORS:

1. Adopts the Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County Guidelines related thereto; and

2. Approves Conditional Use Permit Case No. 02-202-(1), subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NUMBER 02-202-(1)

1. This grant authorizes the use of the subject property for 32 affordable single-family residential lots, with reduced lot area, reduced street frontage, reduced lot width and yard setbacks, and increased wall height, as depicted on the Approved Exhibit "A," dated July 17, 2003 ("Exhibit 'A' ") subject to all of the following conditions of approval.

2. 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.

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 Department of Regional Planning ("Department") 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. 6, and until all required monies have been paid pursuant to Condition No. 7.

4. 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.

5. 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 they find 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.

6. Within 30 days of the approval date of this grant, the terms and conditions of this grant shall be recorded in the office of the 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, as applicable, of the subject property.

7. Within 15 days of the approval date of this grant, the permittee shall remit a $25 processing fee 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 Public Resources Code. The processing fee shall be paid to the Los Angeles County Clerk to accompany the Certificate of Fee Exemption pursuant to section 711.4 of the Fish and Game Code. No land use project subject to this requirement is final, vested or operative until the fee is paid.

8. The permittee shall defend, indemnify, and hold harmless the County of Los Angeles, 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 promptly notify the permittee of any claim, action or proceeding and the County shall cooperate fully in the defense.

9. 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 the Department 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 of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

    b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

    The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

10. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 53967. In the event that Vesting Tentative Tract Map No. 53967 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.

11. Prior to the issuance of any grading or building permit, a site plan shall be submitted to the Director of the Department ("Director") for review and approval. The site plan shall indicate that the proposed construction and associated grading complies with the conditions of this grant and the standards of the zone.

12. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

13. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 53967.

14. The area of individual lots shall substantially conform to that shown on the Approved Exhibit "A."

15. The following modifications to the development standards shall apply:

    a. Reduced lot widths and street frontages from the required 50 feet to a range of 26 to 37 feet, as depicted on Exhibit "A";

    b. Reduced lot areas from the required 5,000 square feet to a range of 1,842 square feet to 2,446 square feet, as depicted on Exhibit "A";

    c. Waiver of the 15-foot rear yard setback requirement, as depicted on Exhibit "A";

    d. Waiver of the five-foot side yard setback requirement on one side of each lot and authorization for only one side yard setback ranging from six to ten feet, except for Lot Nos. 16 and 27 which shall have two five-foot side yards, and Lot No. 10 which shall have one seven-foot and one ten-foot side yard; and

    e. Modification of the maximum permitted wall height of three and a half feet to allow a seven-foot high wall and interspersed eight-foot high entry gate within the front yard setback, as depicted on Exhibit "A."

16. At least 11 single-family lots shall be reserved for lower income households (80 percent or less of median income) and all remaining single-family lots shall be reserved for moderate-income households (120 percent or less of median-income).

17. Within six months of the approval date of this grant and prior to recordation of the final map for Vesting Tentative Tract Map No. 53967, the permittee shall construct a seven-foot masonry wall and gates along East Gage Avenue and install landscaping within the landscape strip along the wall and associated irrigation systems in accordance with Exhibit "A" and the approved landscape plan. To provide screening to prevent graffiti on the block wall, three 15-gallon vines shall be planted along the block wall within each single-family lot. The wall and landscaping shall be fenced temporarily with non-view obscuring material and such fencing shall be removed upon the sale of each individual single-family lot.

18. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas.

19. A minimum of 64 standard automobile parking spaces, as depicted on Exhibit "A," shall be provided and continuously maintained on the subject property, and 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. 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.

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

21. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install all new facilities necessary to furnish services in the proposed development underground.

22. All structures shall comply with the requirements of the Division of Building and Safety of the County of Los Angeles Department of Public Works ("Public Works").

23. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.

24. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. No Saturday, Sunday, or holiday operations are permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby residences and neighborhoods. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.

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

26. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities are done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high wind (i.e., greater than 20 mph average over one hour) to prevent excessive amounts of dust. Any materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.

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

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

29. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as may be required throughout the life of this permit.

30. All construction and development within the subject property shall comply with the applicable provisions of the Building Code as adopted by the County of Los Angeles.

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

32. In the event any extraneous markings, drawing, or signage occur on structures, walls or fences open to public view, the permittee or lot owner 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.

33. The permittee shall utilize water-saving devices and technology in the construction of this project to the extent feasible and consistent with Title 26 and Title 28 of the County Code.

34. The property shall be developed and maintained in compliance with all applicable requirements of the County of Los Angeles Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.

35. Pursuant to Chapter 22.72 of the County Code, the permittee, shall pay a fee to the Los Angeles County Librarian prior to issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department. The current fee amount is $666 per dwelling unit ($666 X 32 dwelling units = $21,312). The permittee may contact the County Librarian at (562) 940-8430 regarding payment of these fees.

36. Prior to the issuance of any building permit, the permittee shall pay all required school mitigation fees.

37. The property shall be developed and maintained in substantial compliance with the Exhibit "A." An amended or revised tentative tract map approved for Vesting Tentative Tract Map No. 53967 may, at the discretion of the Director, constitute a revised Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans submitted shall be accompanied by the written authorization of the property owner.

38. Within 60 days of the approval date of this grant, three copies of a revised landscape plan, shall be submitted to the Director for review and approval. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation required by Condition No. 17. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, litter removal, fertilizing and replacement of plants when necessary. To the maximum extent feasible and consistent with the conditions of this grant, drought-tolerant plants shall be utilized. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.

39. The permittee shall comply with the NPDES requirements of the California Regional Water Quality Control Board ("RWQCB") and Public Works prior to the issuance of any grading permit. In addition, permittee shall submit a copy of the Phase I and Phase II Environmental Assessment Report to the RWQCB at the time an NPDES permit application is applied for.

40. Prior to the issuance of a grading permit, the permittee shall make financial arrangements with Southern California Water Company for water service including the abandonment of the water mains which traverse the property and the installation of water mains in the alley north of the property so that the existing water system northerly of the development will not be cut off from water system circulation flows. In addition, the permittee shall make additional water system improvements as necessary to satisfy the requirements of the County Fire Department for fire protection flows and fire hydrants.

41. Roadway and pedestrian access to Thomas A. Edison Middle School and Miramonte Elementary School shall not be blocked or hindered during construction activities. The permittee shall contact the Los Angeles Unified School District ("LAUSD") transportation branch prior to construction to insure that school bus routes are not obstructed. LAUSD shall be notified in advance of all expected construction dates and times.

42. The permittee shall take all necessary precautions such as fencing, barriers, or security patrols to minimize trespassing, vandalism, and short-cut attractions within the project boundaries.

43. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of the Department of Health Services or other appropriate entity with jurisdiction over site investigation and remediation. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of the Department of Health Services and the RWQCB or other appropriate entity with jurisdiction over the cleanup.

44. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.

45. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of, and approval by Public Works.

46. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan Requirements to the satisfaction of Public Works.

47. Prior to the issuance of any building permit, the permittee shall submit a design of the proposed project to the Department of Health Services for review and approval to ensure that exterior noise levels within the proposed project shall not exceed 65 CNEL and the noise levels in the interior of the proposed dwelling units shall not exceed 45 CNEL. The permittee shall be assisted by the Los Angeles County Community Development Commission's ("CDC") noise mitigation staff.

48. Prior to the issuance of any building permit, the permittee shall pay to Caltrans all required equitable share responsibility traffic fees in accordance with the formula (Methodology for Calculating Equitable Mitigation Measures) contained in Caltrans' Traffic Impact Study Guide.

49. During construction, all large size truck trips shall be limited to off-peak commute periods.

50. During construction, the permittee shall obtain a Caltrans transportation permit for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.

51. 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; and

b. All improvements shall be completed prior to the occupancy of any structures.

52. The following affordable housing conditions shall apply:

a. A minimum of 11 dwelling units shall be reserved for lower income households with the remaining dwelling units reserved for moderate-income households, with an affordable housing cost for lower and moderate-income respectively, as defined in section 50052.5 of the Health and Safety Code;

b. The lower income housing units shall be dispersed throughout the proposed project and shall be compatible with the exterior design of other units in the project in terms of appearance, materials, and finished quality as depicted on the Exhibit "A";

c. At least 11 lots shall be reserved for lower income households and all remaining lots shall be reserved for moderate-income households for a minimum period of 30 years;

d. Prior to approval of the final map for Vesting Tentative Tract Map No. 53967, the permittee shall submit for review and approval by County Counsel a deed restriction, covenant or similar document running with the land for the benefit of the County of Los Angeles, suitable for recordation, to ensure the continuing availability of at least 11 lots to lower-income households and all remaining lots to moderate-income households for at least 30 years. The document shall contain remedies for violations of the covenant including but not limited to monetary penalties. The approved document shall be recorded in the office of the County Recorder prior to or concurrently with the recordation of the final map for Vesting Tentative Tract Map No. 53967;

e. The reserved lower income dwelling units shall be constructed and offered for sale concurrently with or prior to the construction and sale of the moderate-income dwelling units in the development project unless specifically deemed inappropriate; and

f. Prior to final map approval, the permittee shall submit a form of security such as, but not limited to, letters of credit in an amount sufficient to ensure completion of all dwelling units reserved for lower-income households, to the satisfaction of the Department.

53. The following conditions shall be recorded in the office of the County Recorder concurrently with the recordation of the final map for Tentative Tract Map No. 53967 and shall be expressly made applicable to each lot. These conditions shall also be referenced in the Deed of Trust provided by the CDC to future

purchasers of the lots. The permittee shall translate these conditions into as many foreign languages as necessary and make these translations available to future individual single-family lot owners.

a. There shall be at least two covered parking spaces designated for each single-family residence. 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;

b. The wall, gate, landscaping, and irrigation system located within the front yard shall be continuously and properly maintained in good condition and replaced as necessary;

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

d. In the event any such extraneous markings occur, they shall be removed or covered 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.

COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL
648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

TTY
(213) 633-0901
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(213) 974-1857
TELECOPIER
(213) 617-7182

September 22, 2004

Agenda No. 14
03/23/04

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

Re: VESTING TENTATIVE TRACT MAP NUMBER 53967
FIRST SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

On March 23, 2004, your Board conducted a hearing regarding the above-referenced subdivision which proposes an affordable housing project on the subject property consisting of 32 single-family lots. A minimum of 11 units shall be reserved for lower-income households and the remainder will be reserved for moderate-income households in the Compton-Florence Zoned District. At the conclusion of the hearing, your Board indicated its intent to approve the subdivision and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

OFFICE OF THE COUNTY COUNSEL

By
PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:

RAYMOND G. FORTNER, JR.
Chief Deputy County Counsel

PJG:di
Enclosures
HOA.259301.1

FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
VESTING TENTATIVE TRACT MAP NUMBER 53967

1. The Board of Supervisors ("Board") of the County of Los Angeles conducted a duly noticed public hearing on proposed Vesting Tentative Map No. 53967 on March 23, 2004. The Regional Planning Commission ("Commission") conducted its duly noticed public hearing in the matter of Vesting Tentative Tract Map No. 53967 on October 29, 2003. This case was heard concurrently with Conditional Use Permit Case No. 02-202-(1) and Zone Change Case No. 02-202-(1).

2. The applicant is proposing to construct an affordable housing project on the subject property consisting of 32 units. A minimum of 11 units shall be reserved for lower income households and the remainder will be reserved for moderate-income households..

3. Vesting Tentative Tract Map No. 53967 is a proposal to subdivide the subject property into 32 lots.

4. The subject property is a 1.41-acre site located at the 1500 to 1600 block of E. Gage Avenue in the Compton-Florence Zoned District.

5. The subject property is rectangular in shape with level terrain and is bisected by two public streets. The site is currently vacant.

6. Access to the proposed development will be provided from Gage Avenue, a dedicated secondary highway with 80 feet of right-of-way. Access will also be provided from Compton Avenue, Makee Avenue, Miramonte Boulevard, Converse Avenue, and Miramonte Trail Alley.

7. Residential, commercial and light industrial uses surround the westerly portion of the property to the north, west and south. Single-family residences, duplexes and apartments are located north, east, and south of the easterly portion of the property.

8. At the time of the public hearing before the Board, the project site was zoned M-1 (Light Manufacturing) and R-3 (Limited Multiple Residence). That zoning on the subject property became effective on November 22, 1945, following the creation of the Compton-Florence Zoned District and adoption of Ordinance Number 4562. Concurrent with this proposal, the Board considered Zone Change Case No. 02-202-(1) to change that portion of the subject property zoned M-1 to R-3-DP (Limited Multiple Residence-Development Program Zone). On June 22, 2004, the Board adopted the Florence-Firestone Community Standards District which included a zone change to change that portion of the subject property zoned M-1 to R-3-DP. The zone change to R-3-DP is now

effective. That Board action obviated the need for any further action on Zone Change Case No. 02-202-(1).

9. Surrounding zoning is M-1 to the north, west, and south of the westerly portion of the property. There is R-3 zoning to the east, north, and south of the easterly portion of the property.

10. The proposed project is consistent with the R-3 and R-3-DP zoning classifications. Pursuant to Section 22.40.040 of the Los Angeles County Code ("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. Single-family residences are permitted in the R-3 zone pursuant to Section 22.20.260 of the County Code. The proposed density of 32 dwelling units is consistent with the R-3 and R-3-DP zoning, which would allow a maximum of 42 dwelling units on the subject property.

11. The property is depicted within the Medium Density Residential land use classification on the Countywide General Plan ("General Plan") Land Use Policy Map. This land use designation permits residential densities ranging from 12 to 22 dwelling units per acre, which would allow a maximum of 69 dwelling units on the 1.41-acre site. The density of the proposed 32-lot subdivision is consistent with this classification. In addition, the project will provide a range of housing types, increase the supply and diversity of housing and promote the efficient use of land through a more concentrated pattern of urban development. The proposed project and the provisions for its design and improvement are consistent with the goals and policies of the General Plan.

12. Conditional Use Permit Case No. 02-202-(1) is a related request to authorize the proposed residential development with affordable housing concessions and to ensure compliance with the proposed development program zone requirements. The applicant is requesting concessions including the following:

    a. To reduce the lot widths and street frontages on all lots from the required 50 feet to a range of 26 to 37 feet, as depicted on the tentative tract map;

    b. To reduce the lot areas of all lots from the required 5,000 square feet to a range of 1,842 square feet to 2,446 square feet, as depicted on the tentative tract map;

    c. To waive the 15-foot rear yard setback requirement on all lots;

d. To waive the five-foot side yard setback requirement on one side of each lot and to permit only one side yard setback ranging from six to ten feet, except for Lot Nos. 16 and 27 which shall have two five-foot side yards, and Lot No. 10 which shall have one seven-foot and one ten-foot side yard; and

e. To modify the maximum permitted wall height of three and a half feet to allow a seven-foot masonry wall and interspersed eight-foot entry gate within the front yard setback on all lots.

13. Two comment letters were submitted to the Commission concerning the project. One letter was in support of the proposed zone change. The other letter was a petition requesting postponement of the public hearing to allow community members to testify due to a concern that the Metropolitan Transit Authority strike which suspended public transit service, may have prevented persons from attending the public hearing.

14. At the public hearing, the Commission received oral and written testimony regarding the proposed development. One person testified in opposition to the project due to concerns about the proposed density, the reduced lot sizes, widths and yard setbacks, and graffiti problems in the area.

15. The applicant testified before the Commission that upon completion of the proposed development, each individual single-family lot owner will be required to maintain the wall, gate and vegetation in the front yard. Vertical control joints on the walls will differentiate property lines and individual irrigation systems and vegetation will be installed. To better ensure that subsequent property owners are notified of these requirements and all applicable conditions of the related conditional use permit upon the sale of individual single-family lots, a document shall be recorded which specifies conditions for which individual lot owners are responsible and the conditions shall be translated into other languages as necessary. The applicant testified that the Community Development Commission of the County of Los Angeles ("CDC") requires homebuyer education during the sale of the homes and agreed to expand this homebuyer education process and work with the CDC to ensure that future property owners understand the conditions of the related conditional use permit.

16. At it's public hearing, the Board received oral and written testimony. One person testified in opposition to the project citing concerns about density, schools, parking, graffiti, and adequate police service. Two members of the Florence-Firestone Chamber of Commerce testified before the Board in support of the project citing the need to clean up the subject site which has been used as an illegal dump site for many years.

17. There is a need for mature vegetation to be planted and maintained along the seven-foot wall to be constructed on East Gage Avenue for the prevention of graffiti. The applicant has submitted landscape plans depicting a three-foot landscape strip with three 15-gallon vines planted for each lot. The applicant shall be required to install protective fencing around the landscaping and wall.

18. The proposed single-family residential development is compatible with surrounding land use patterns. A mix of single-family and multi-family residential development surrounds the subject property to the east, north, and south.

19. The site is physically suitable for the type of development and density being proposed, since the property is relatively level and has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geological hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.

20. The design of the subdivision and the type of improvements proposed 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.

21. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high-value riparian habitat.

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

23. The division and development of the property in the manner set forth on the proposed vesting tentative tract 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.

24. The proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir, as those terms are used in Article 3.5 of the Subdivision Map Act (California Government Code section 66410 *et seq.*).

25. 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 California Water Code.

26. 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.

27. This tract map has been submitted as a "Vesting" Tentative Tract Map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

28. An Initial Study was prepared for this project and circulated for public review in compliance with the California Environmental Quality Act ("CEQA"), (Public Resources Code section 21000 et seq.), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project. The project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.

29. The Board has reviewed and considered the information contained in the Negative Declaration together with any comments received during the public review process; finds on the basis of the whole record before it that there is no substantial evidence that the project will have a significant effect on the environment; and finds that the Negative Declaration reflects the independent judgment and analysis of the Board.

30. The location of the documents and other materials constituting the record of proceedings upon which the Board'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, Los Angeles County Department of Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Adopts the Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County Guidelines related thereto; and

2. Approves Vesting Tentative Tract Map No. 53967 subject to the attached conditions.

CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NUMBER 53967

1. Conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code (Subdivision and Zoning Ordinances), including the requirements of the R-3 and R-3-DP zones, in addition to all conditions of approval for related Conditional Use Permit Case No. 02-202-(1).

2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit Case No. 02-202-(1), conform to the applicable lot area requirements of the R-3-DP Zone.

3. In accordance with Conditional Use Permit Case No. 02-202-(1), this land division is approved as an affordable housing development with the following modifications in accordance with Los Angeles County Code ("County Code") Section 22.56.202:

    a. Reduced lot widths and street frontages from the required 50 feet to a range of 26 to 37 feet, as depicted on the tentative tract map;

    b. Reduced lot areas from the required 5,000 square feet to a range of 1,842 square feet to 2,446 square feet, as depicted on the tentative tract map;

    c. Waiver of the 15-foot rear yard setback requirement;

    d. Waiver of the five-foot side yard setback requirement on one side of each lot and authorization for only one side yard setback ranging from six to ten feet, except for Lot Nos. 16 and 27 which shall have two five-foot side yards, and Lot No. 10 which shall have one seven-foot and one ten-foot side yard; and

    e. Modification of the maximum permitted wall height of three and a half feet to allow a seven-foot high masonry wall and interspersed eight-foot high entry gate within the front yard setback.

4. Show Gage Avenue, Compton Avenue, Makee Avenue, Miramonte Boulevard, and Converse Avenue as dedicated streets on the final map.

5. Show Miramonte Trail Alley as a dedicated alley on the final map.

6. Within 30 days of tentative map approval, record the terms and conditions of Conditional Use Permit Case No. 02-202-(1) in the office of the County Recorder.

7. Plant, or cause to be planted, at least one tree of a non-invasive species within the front yard of each 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 the Director of the Department of Regional Planning ("Director") and the County Forester and Fire Warden, and a bond shall be posted with the Department of Public Works or other verification shall be submitted to the satisfaction of the Department of Regional Planning to ensure the planting of the required trees.

8. Within 15 days of the tentative map approval date, remit a $25 processing fee 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 Public Resources Code. The processing fee shall be paid to the Los Angeles County Clerk to accompany the Certificate of Fee Exemption pursuant to section 711.4 of the Fish and Game Code. No land use project subject to this requirement is final, vested or operative until the fee is paid.

9. Within six months of the tentative map approval date and prior to final map recordation, construct a seven foot masonry wall and gates along E. Gage Avenue and install landscaping within the landscape strip along the wall and associated irrigation systems in accordance with the approved Exhibit "A" dated July 17, 2003 ("Exhibit A"), and the approved landscape plan for Conditional Use Permit Case No. 02-202-(1). To provide screening to prevent graffiti on the wall, three 15-gallon vines shall be planted along the wall within each single-family lot. The wall and landscaping shall be fenced temporarily with non-view obscuring material and such fencing shall be removed upon the sale of each individual single-family lot.

10. A final tract map is required for this land division. A waiver is not allowed.

11. Prior to final map approval, submit for review and approval by County Counsel a deed restriction, covenant or similar document running with the land for the benefit of the County of Los Angeles, suitable for recordation, to ensure the continuing availability of at least 11 lots to low income households and all remaining lots to moderate income households for at least 30 years. The document shall contain remedies for violations of the covenant including but not limited to monetary penalties. Record the approved document in the office of the County Recorder concurrently with the recordation of the final map.

12. Pursuant to Chapter 22.72 of the County Code, pay a fee to the Los Angeles County Librarian prior to issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the

Department of Regional Planning. The current fee amount is $666 per dwelling unit ($666 X 32 dwelling units = $21,312). The subdivider or its successor in interest may contact the County Librarian at (562) 940-8430 regarding payment of fees.

13. 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 tract 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 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate fully in the defense.

14. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses 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 initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of litigation; and

    b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

15. The cost for collection and duplication of records and other related documents will be paid by the subdivider in accordance with Section 2.170.010 of the Los Angeles County Code.

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

RP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SUBDIVISION
TRACT NO. 53967 (Rev.)

TENTATIVE MAP DATED 07-17-2003
EXHIBIT "A" MAP DATED 07-17-2003

The following reports consisting of 10 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. Quitclaim or relocate easements running through proposed structures.

8. 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.

9. 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 the Department of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

10. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

11. Provide addressing information in Microsoft Excel format to the satisfaction of Public Works.

HCW/for

Name Barry S. Witler Phone (626) 458-4915 Date Rev. 09-22-2003
MSW

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

TRACT NO. 53967

REVISED TENTATIVE MAP DATED 07/17/03
EXHIBIT "A" MAP 07/17/03

DRAINAGE CONDITIONS

[X] Approval of this map pertaining to drainage is recommended.

==========

GRADING CONDITIONS:

[X] A grading plan and soil and geology report must be submitted and approved prior to approval of the final map.

- To clear 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.

[X] A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

[X] Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 09/10/03 to the satisfaction of Public Works.

Name Yong Guo Date 09/16/2003 Phone (626) 458-4921

Yong Guo

TC

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 53967, Gage Ave
SUBDIVIDER Merona Enterprises
ENGINEER EGL, Hank Jong
GEOLOGIST ----------
SOILS ENGINEER Environmental Geotech Lab

TENTATIVE MAP DATED 07-17-03, 2nd Revision, Exhibit A
LOCATION Florence

REPORT DATE ----------
REPORT DATE 08-12-02

[X] **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

[X] The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.

[X] A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.

[X] All geotechnical hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.

[ ] A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____ ,dated _____ ."

[X] The Soils Engineering review dated 8-11-03 is attached.

[X] **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

[ ] This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.

[X] The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.

[X] A soils engineering report may be required prior to approval of building or grading plans.

[X] Geotechnical Recordation Map verification deposit estimate 6 hours.

[ ] Groundwater is less than 10 feet from the ground surface on lots _____

Prepared by _____ Reviewed by _____ Date 08-11-03
Robert O. Thomas

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

District Office 4
Job No. LX001129
Sheet 1 of 1

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

Tentative Tract Map 53967
Location Gage Avenue, Florence
Developer/Owner Merona Enterprises
Engineer/Architect EGL
Soils Engineer –
Geologist –

Review of:

Revised Tentative Tract Map an Exhibit A Dated By Regional Planning 7/17/03
Previous review sheet dated 3/12/03

ACTION:

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

REMARKS:

1. At the grading plan review stage, provide expansion potential test results of the on-site soils. Recommend mitigation as necessary.

2. Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

A. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.
B. PER THE SOILS ENGINEER, THE PROPOSED STRUCTURES AT THIS SITE SHALL BE DESIGNED FOR THE PREDICTED SEISMIC-INDUCED DIFFERENTIAL SETTLEMENT OF 1.6 INCHES.

Prepared by _____ Date 8/11/03

Gan Lem

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.

Gan:53967-tract

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

1. Dedicate vehicular access rights on Compton Avenue, Gage Avenue, Makee Avenue, Miramonte Boulevard and Converse Avenue.

2. Dedicate right of way 40 feet from centerline on Gage Avenue. Seven feet of additional right of way is required along the property frontage.

3. Dedicate additional right of way beyond the 40 feet from centerline on Gage Avenue in the vicinity from Compton Avenue to Lot 6 to provide a minimum of eight feet parkway beyond the existing curb to the satisfaction of Public Works.

4. Dedicate 15 feet of additional right of way along the property line on the alley (Miramonte Trail) from the westerly property line at Compton Avenue to Converse Avenue to the satisfaction of Public Works.

5. Provide standard property line return radii of 13 feet at the intersections of Gage Avenue with Makee Avenue, Miramonte Boulevard, and Converse Avenue.

6. Provide standard property line return radii of 27 feet at the intersection of Gage Avenue and Compton Avenue.

7. Off-site improvements are tentatively required.

8. Repair any broken or damaged improvements on Gage Avenue abutting this subdivision.

9. Construct curb, gutter (32 feet from centerline), base, pavement, and full-width sidewalk for highway widening on Compton Avenue along the property frontage to the satisfaction of Public Works.

10. Construct off-site transition improvements on Compton Avenue in the vicinity of the northerly property line to the satisfaction of Public Works.

11. Construct full-width sidewalk on Gage Avenue along the property frontage.

12. Construct curb, gutter (25 feet from centerline), base, pavement, and sidewalk on Miramonte Boulevard along the property frontage to match with existing improvements to the satisfaction of Public Works. Sidewalks shall be constructed adjacent to the property line.

13. Construct curb, gutter (20 feet from centerline), base, pavement, and sidewalk on Makee Avenue and Converse Avenue along the property frontages to the satisfaction of Public Works. Sidewalks shall be constructed adjacent to the property line.

14. Construct base and pavement for widening on the alley (Miramonte Trail) from Compton Avenue to Converse Avenue along the property frontage. The construction centerline shall be 15 feet from the property line of Tract 53967.

15. Construct full-width sidewalk and curb ramp at all walk returns.

16. Comply with the following street lighting requirements:

    a. Provide street lights on concrete poles with underground wiring on Gage Avenue, Compton Avenue, Makee Avenue, Miramonte Boulevard, and Converse Avenue along the property frontages to the satisfaction of Public Works. Obtain Street Lighting Section's approval of the street light layout prior to project recordation.

    b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

        (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.

        (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.

        (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

c. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and 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.

e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.

17. Plant street trees on Compton Avenue, Makee Avenue, Miramonte Boulevard, Converse Avenue, and Gage Avenue along the property frontages to the satisfaction of Public Works.

18. Underground all existing and new utility lines along the property frontages to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

19. 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.

20. A deposit is required to review documents and plans for final map clearance.

+ICW/for

Name Barry S. Witler Phone (626) 458-4915 Date 09-08-2003

MSW

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 53967 (Rev.)

TENTATIVE MAP DATED 07-17-2003

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 lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. The subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public orks.

3. Off-site improvements are tentatively required.

4. 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.

5. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

HCW/for

Name Barry S. Witler Phone (626) 458-4915 Date 09-08-2003
MSW

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 53967 (Rev.)

TENTATIVE MAP DATED 07-17-2003

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 lots in the land division, must be provided. The system shall include fire hydrants of the type and location 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 lot.

3. Off-site improvements are tentatively required.

4. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Name Barry S. Witler HW/for Phone (626) 458-4915 Date 09-08-2003
MSW

KP

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. 53967 Tentative Map Date July 17, 2003

Revised Report _____

☐ 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 **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 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 3 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:

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 Janna Masi Date September 8, 2003

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: 53967 Map Date July 17, 2003

C.U.P. _____ Vicinity Florence

☐ **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 300 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: **The proposed alley design shall be in compliance the Department of Public Works. Said alley shall be posted "No Parking Fire lane". Provide a minimum 5' clearance between buildings.**

By Inspector: Janna Masi Date September 8, 2003

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map #	**53967**	DRP Map Date: **07/17/2003**	SCM Date: **09/08/2003**	Report Date: **08/28/2003**
Park Planning Area # **23**	**FLORENCE / FIRESTONE**			Map Type: **REV. (REV RECD)**

Total Units **32** = Proposed Units **32** + Exempt Units **0**

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	**0.40**
IN-LIEU FEES:	**$72,000**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $72,000 in-lieu fees.

Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Acting Departmental Facilities Planner I, Department of Parks and Recreation, 433 South Vermont Avenue, Los Angeles, California, 90020 at (213) 738-2972 for further information or an appointment to make am in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Tonda Ley, Trail Coordinator at (213) 738-2118.

By: _____
James Barber, Advanced Planning Section Head

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **53967**	DRP Map Date:**07/17/2003**	SMC Date:**09/08/2003**	Report Date: **08/28/2003**
Park Planning Area # **23**	**FLORENCE / FIRESTONE**		Map Type:**REV. (REV RECD)**

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

(P)eople x (0.003) Goal x (U)nits = (X) acres obligation

(X) acres obligation x AFMV/Acre = In-Lieu Base Fee

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 1990 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.

AFMV/Acre = Average Fair Marked Value per Acre by Park Planning Area.

Total Units **32** = Proposed Units **32** + Exempt Units **0**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**4.15**	**0.0030**	**32**	**0.40**
M.F. < 5 Units	4.27	0.0030	0	0.00
M.F. >= 5 Units	3.75	0.0030	0	0.00
Mobile Units	3.96	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**0.40**

Park Planning Area = **23 FLORENCE / FIRESTONE**

Goal	Acre Obligation	AFMV / Acre	In-Lieu Base Fee
@(0.0030)	0.40	$180,000	**$72,000**

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	AFMV / Acre	In-Lieu Fee Due
0.40	0.00	0.00	0.40	$180,000	**$72,000**

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