



ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

June 14, 2022

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

6-D June 14, 2022

A handwritten signature in black ink, appearing to read "Celia Zavala", is written over a light blue circular stamp.

CELIA ZAVALA
EXECUTIVE OFFICER

Dear Commissioners:

APPROVAL OF FUNDING AND ENVIRONMENTAL DOCUMENTATION FOR 12 MULTIFAMILY AFFORDABLE HOUSING DEVELOPMENTS LOCATED IN THE UNINCORPORATED COMMUNITIES OF ALTADENA AND FLORENCE - FIRESTONE, AND THE CITIES OF ALHAMBRA, CLAREMONT, DOWNEY, EL MONTE, HUNTINGTON PARK, LOS ANGELES, SANTA FE SPRINGS, AND WEST HOLLYWOOD (ALL DISTRICTS) (3 VOTES)

SUBJECT

This letter recommends that the Board approve loans totaling up to \$57,420,000 to fund the development of 12 affordable multifamily rental housing developments selected through the Notice of Funding Availability (NOFA) Round 27, issued by the Los Angeles County Development Authority (LACDA). The allocations recommended in this action include \$50,420,000 in Affordable Housing Trust Funds (AHTF) and \$7,000,000 in federal HOME Investment Partnerships Program (HOME) funds.

IT IS RECOMMENDED THAT THE BOARD:

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the LACDA has considered the attached exemption determination for the 2052 Lake Avenue Apartments project prepared by the County of Los Angeles Department of Regional Planning as lead agency, and find that this project will not cause a significant impact on the environment.
2. Acting as a responsible agency pursuant to CEQA, certify that the LACDA has considered the attached exemption determination for the 11730 Ramona Boulevard project prepared by the City of El Monte as lead agency; and find that this project will not cause a significant impact on the

environment.

3. Acting as a responsible agency pursuant to CEQA, certify that the LACDA has considered the attached exemption determination for the 21300 Devonshire project prepared by the City of Los Angeles as lead agency; and find that this project will not cause a significant impact on the environment.
4. Acting as a responsible agency pursuant to CEQA, certify that the LACDA has considered the attached exemption determination for the Chapel Avenue Apartments project prepared by the City of Alhambra as lead agency; and find that this project will not cause a significant impact on the environment.
5. Acting as a responsible agency pursuant to CEQA, certify that the LACDA has considered the attached exemption determination for the Huntington Square Apartments project prepared by the City of Huntington Park as lead agency; and find that this project will not cause a significant impact on the environment.
6. Acting as a responsible agency pursuant to CEQA, certify that the LACDA has considered the attached exemption determination for the Martel EAH project prepared by the City of West Hollywood as lead agency; and find that this project will not cause a significant impact on the environment.
7. Acting as a responsible agency pursuant to CEQA, certify that the LACDA has considered the attached exemption determination for the Metro @ Florence Apartments project prepared by the County of Los Angeles Department of Regional Planning as lead agency; and find that this project will not cause a significant impact on the environment.
8. Acting as a responsible agency pursuant to CEQA, certify that the LACDA has considered the attached exemption determination for the Pilgrim Place project prepared by the City of Claremont as lead agency; and find that this project will not cause a significant impact on the environment.
9. Acting as a responsible agency pursuant to CEQA, certify that the LACDA has considered the attached exemption determination for the Third Thyme project prepared by the City of Los Angeles as lead agency; and find that this project will not cause a significant impact on the environment.
10. Acting as a responsible agency pursuant to CEQA, certify that the LACDA has considered the attached Initial Study/Mitigated Negative Declaration for the Lakeland Apartments project, which was prepared by the City of Santa Fe Springs as lead agency; find that the mitigation measures identified in the Mitigation Monitoring and Reporting Program (MMRP) are adequate to avoid or reduce potential impacts below significant levels; and find that this project will not cause a significant impact on the environment.
11. Acting as a responsible agency pursuant to CEQA, certify that the LACDA has considered the attached CEQA determination for the Veteran Commons project prepared by the City of Downey as lead agency; and find that this project will not cause a significant impact on the environment.
12. Acting as a responsible agency pursuant to CEQA, certify that the LACDA has considered the attached exemption determination for the Mariposa on Second project prepared by the City of Alhambra as lead agency; and find that this project will not cause a significant impact on the environment.

13. Approve loans to the recommended developers identified in Attachment A, using up to a total of \$50,420,000 in AHTF and \$7,000,000 in HOME funds.

14. Authorize the Executive Director or his designee to negotiate, execute, and if necessary, amend, or reduce the loan agreements with the recommended developers identified in Attachment A, or their LACDA-approved assignees, and all related documents, including but not limited to documents to subordinate the loans to construction and permanent financing, and any intergovernmental, interagency, or inter-creditor agreements necessary for the implementation of each development, following approval as to form by County Counsel.

15. Authorize the Executive Director or his designee to accept and incorporate, as needed, up to \$50,420,000 in AHTF and \$7,000,000 in HOME funds into the LACDA's Fiscal Year 2022-2023 budget, and future Fiscal Year budgets, as needed, for the purposes described herein.

16. Authorize the Executive Director or his designee to reallocate the LACDA funding set aside for affordable housing at the time of project funding, as needed and within each project's approved funding limit, in line with each project's needs, and within the requirements for each funding source.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

As a result of NOFA Round 27, a total of 14 projects were selected for AHTF and HOME funding. Funding for NOFA Round 27 included \$59.8 million in AHTF and \$7 million in HOME funds. The total NOFA Round 27 funding requests exceeded available funds by approximately \$83 million. At this time, the LACDA is recommending 12 projects for award of \$50,420,000 AHTF funds and \$7,000,000 in HOME funds.

The LACDA will return to your Board at a later date with separate actions to recommend awards for the remaining projects selected for funding through NOFA Round 27.

The 12 projects seeking approval through this action are affordable multifamily rental housing developments that will provide a total of 888 housing units - 243 units for low-income families, 182 units for homeless households, 126 units for homeless seniors, 97 units for chronically homeless households, 85 units for homeless veterans, 84 units for low-income seniors, 50 units for homeless persons with a mental illness, seven units for transition aged youth, and 14 onsite manager's units.

Approval is requested to ensure that the housing development projects identified in Attachment A can meet upcoming deadlines for submitting applications to other leveraged finance sources.

FISCAL IMPACT/FINANCING

The recommended loans to the developers identified in Attachment A will provide a total amount of up to \$50,420,000 in AHTF and \$7,000,000 in HOME funds. This amount will be incorporated into the LACDA's Fiscal Year 2022-2023 budget, and future Fiscal Year budgets, as needed, for the purposes described herein.

The recommended loan amounts are identified in Attachment A.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On December 22, 2022, the LACDA issued NOFA Round 27. The LACDA received a total of 37

applications for funding. NOFA Round 27 offered a total of \$66.8 million in capital funding, with project applications seeking more than \$149.8 million in funding. In accordance with NOFA 27 guidelines, available funding was evenly distributed across all Los Angeles County Supervisorial Districts, applications were sorted by District, and final scores were used to determine the order of project awards within each District. Any funds remaining after this initial distribution were then awarded to the next highest-scoring projects, regardless of Supervisorial District.

AHTF are allocated by the Chief Executive Office's Affordable Housing Budget Unit on a yearly basis for the production of Special Needs and affordable housing development projects. HOME funds are allocated on a yearly basis to the LACDA by the U.S. Department of Housing and Urban Development.

The loan agreements and related documents will incorporate affordability restrictions, target assisted populations, and contain provisions requiring the developers to comply with all applicable federal, state, and local laws. Each loan will be evidenced by a promissory note and secured by a deed of trust, with the term of affordability enforced by a recorded regulatory agreement. Approval of the projects included in this action will leverage almost \$463 million in additional external funding sources.

The loan agreements and related documents for these projects will reflect the respective tenant population set-asides and indicate that the assisted units will be affordable to households earning no more than 30% of the median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for family size, as established by the U.S. Department of Housing and Urban Development. The loan agreements will require that the affordable housing units be set aside for a period of 55 years. Subject to various underwriting requirements, the developers may be required by the LACDA or other lenders to create a single asset entity to designate ownership of the project. These "assignees" will be LACDA-approved single asset entities created by the developers prior to execution of the loan agreements and all related loan documents.

This letter recommends that the Executive Director, upon approval by County Counsel, have the authority to execute and amend loan agreements, as needed, with the recommended developers. Amendments may be necessary in cases where project specifics change after execution of the loan agreement.

The recommended authority to reduce any loan below the amounts stated in this action is requested in cases where the financing shows the maximum loan amount is not needed by the project. In this case, any reduction in a loan amount would occur during project underwriting and would take place prior to execution of any loan agreement.

This letter also recommends that the Executive Director have the authority to reallocate funds set aside for affordable housing development at the time of project funding to better align project funds with available resources. Any reallocation of funds will be made within each project's approved funding limit, in line with project needs, and within the requirements for each funding source.

ENVIRONMENTAL DOCUMENTATION

The proposed projects identified in Attachment A have been reviewed by the LACDA pursuant to the requirements of CEQA.

The 2052 Lake Avenue Apartments project was determined ministerially exempt from CEQA by the

County of Los Angeles Department of Regional Planning in accordance with Public Resources Code section 21080(b)(1) and State CEQA Guidelines section 15268. The LACDA's consideration of this determination satisfies the requirements of CEQA.

The 11730 Ramona Boulevard project was determined categorically exempt from CEQA by the City of El Monte in accordance with CEQA Guidelines Section 15332. The LACDA's consideration of this determination satisfies the requirements of CEQA.

The 21300 Devonshire project was determined ministerially exempt from CEQA by the City of Los Angeles in accordance with Government Code section 65913.4 and Public Resources Code section 21080(b)(1). The LACDA's consideration of this determination satisfies the requirements of CEQA.

The Chapel Avenue Apartments project was determined ministerially exempt from CEQA by the City of Alhambra in accordance with Public Resources Code section 21080(b)(1), SB 35 and State CEQA Guidelines section 15268. The LACDA's consideration of this determination satisfies the requirements of CEQA.

The Huntington Square project was determined statutorily exempt from CEQA by the City of Huntington Park in accordance with Public Resources Code section 21155.1. The LACDA's consideration of this determination satisfies the requirements of CEQA.

The Martel EAH project was determined categorically exempt from CEQA by the City of West Hollywood in accordance with CEQA Guidelines section 15332. The LACDA's consideration of this determination satisfies the requirements of CEQA.

The Metro at Florence Apartments project was determined ministerially exempt from CEQA by the County of Los Angeles Department of Regional Planning in accordance with SAB 35, Public Resources Code section 21080(b)(1) and State CEQA Guidelines section 15268. The LACDA's consideration of this determination satisfies the requirements of CEQA.

The Pilgrim Place project was determined categorically exempt from CEQA by the City of Claremont in accordance with CEQA Guidelines section 15332. The LACDA's consideration of this determination satisfies the requirements of CEQA.

The Third Thyme project was determined ministerially exempt from CEQA by the City of Los Angeles in accordance with CEQA Statute Section 21080(b)(1) and Government Code Section 65651. The LACDA's consideration of this determination satisfies the requirements of CEQA.

As a responsible agency, and in accordance with the requirements of CEQA, the LACDA reviewed the IS/MND prepared by the City of Santa Fe Springs for the Lakeland Apartments project and determined that this project will not have a significant adverse impact on the environment. The LACDA's consideration of the IS/MND satisfies the State CEQA Guidelines as stated in Article 7, Section 15096.

The Veteran Commons project was determined within the scope of the Rancho Los Amigos South Campus Specific Plan EIR by the City of Downey pursuant to CEQA Guidelines sections 15168 and 15162. The LACDA's consideration of this determination satisfies the requirements of CEQA.

The Mariposa on Second project was determined categorically exempt from CEQA by the City of Alhambra in accordance with CEQA Guidelines section 15332. The LACDA's consideration of this determination satisfies the requirements of CEQA.

The Honorable Board of Commissioners

6/14/2022

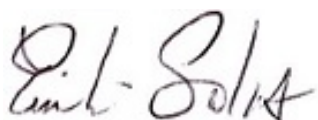
Page 6

Environmental documentation for the proposed projects is included in Attachment B.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The requested actions will increase the supply of Special Needs and affordable housing units in the County of Los Angeles.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Emilio Salas". The signature is written in a cursive, flowing style.

Emilio Salas

Executive Director

ES:LK:ML:BL

Enclosures

**ATTACHMENT A
NOFA 27
RECOMMENDED FUNDING ALLOCATIONS (JUNE 14, 2022)**

Sup. Dist.	Jurisdiction	Development/ Applicant	Type of Housing	Total Project Units	NOFA 27		Total LACDA Funding	Other Funding Resources	Total Development Cost
					Affordable Housing Trust Funds	HOME			
1	Alhambra	Chapel Avenue/ The Related Companies of California, LLC	Mixed Population	44	\$ 3,240,000	\$ -	\$ 3,240,000	\$ 29,226,765	\$ 32,466,765
1	Alhambra	Mariposa on Second/ American Family Housing	Mixed Population	50	\$ 3,850,000		\$ 3,850,000	\$ 27,018,183	\$ 30,868,183
1	Los Angeles	Third Thyme/ West Hollywood Community Housing Corporation	Special Needs	104	\$ 3,000,000	\$ -	\$ 3,000,000	\$ 45,357,256	\$ 48,357,256
1	El Monte	11730 Ramona Blvd/ LINC Housing Corporation	Special Needs	39	\$ 5,000,000	\$ -	\$ 5,000,000	\$ 21,488,939	\$ 26,488,939
2	Los Angeles	Metro @ Florence/ Meta Housing Corporation	Mixed Population	160	\$ -	\$ 7,000,000	\$ 7,000,000	\$ 85,964,169	\$ 92,964,169
3	West Hollywood	Martel EAH/ EAH Inc.	Mixed Population	50	\$ 3,620,000	\$ -	\$ 3,620,000	\$ 32,833,100	\$ 36,453,100
3	Los Angeles	21300 Devonshire/ L.A. Family Housing Corporation	Special Needs	100	\$ 3,000,000	\$ -	\$ 3,000,000	\$ 49,706,878	\$ 52,706,878
4	Downey	Veteran Commons/ Abode Communities	Mixed Population	100	\$ 7,000,000	\$ -	\$ 7,000,000	\$ 58,992,158	\$ 65,992,158
4	Santa Fe Springs	The Lakeland/ The Richman Group of California	Mixed Population	102	\$ 5,000,000	\$ -	\$ 5,000,000	\$ 44,584,291	\$ 49,584,291
4	Huntington Park	Huntington Square/ A Community of Friends	Special Needs	48	\$ 5,000,000	\$ -	\$ 5,000,000	\$ 26,837,816	\$ 31,837,816
5	Claremont	Pilgrim Place/ Jamboree Housing Corporation	Special Needs	33	\$ 4,710,000	\$ -	\$ 4,710,000	\$ 16,594,653	\$ 21,304,653
5	Altadena	2052 Lake Avenue/ EAH Inc.	Special Needs	58	\$ 7,000,000	\$ -	\$ 7,000,000	\$ 24,367,291	\$ 31,367,291
Totals				888	50,420,000	7,000,000	\$ 57,420,000	462,971,499	\$ 520,391,499

ATTACHMENT B
ENVIRONMENTAL DOCUMENTATION

2052 LAKE AVENUE



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

January 24, 2022

Emanuel Ulloa
EAH, Inc.
18801 Ventura Blvd. Unit 300
Tarzana, CA 91356

Request for CEQA Exemption Letter – 2052 N. Lake Avenue (APN: 5845-010-020)

Dear Mr. Ulloa,

The intended Project at the above referenced property is a four-story, 58-unit, 100-percent affordable permanent supportive housing development, to include fifty-seven (57) income-restricted one-bedroom units, one (1) two-bedroom manager's unit, and on-site supportive services.

A complete project application has not been received. However, as proposed, the Project is not subject to the California Environmental Quality Act ("CEQA") because the Project meets the criteria for a supportive housing project and is thereby excluded from the definition of a project pursuant to Government Code sections 65651(a) and (b)(2). Alternatively, the Project is exempt because of its ministerial approvals pursuant to Public Resources Code section 21080(b)(1) and CEQA Guidelines section 15268 (Cal. Code Regs., tit. 14, § 15000 et seq.).

Should you have any questions related to the information in this letter, please email me directly at zaxelrod@planning.lacounty.gov.

Sincerely,

Zoe Axelrod
Regional Planner
Operations and Major Projects

11730 RAMONA BOULEVARD

Notice of Exemption

Form D

To: Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: (Public Agency) City of El Monte
11333 Valley Boulevard
El Monte, CA 91731
(Address)

County Clerk
County of Los Angeles - Recorder
P.O Box 1208
Norwalk, CA 90650-1208

Project Title: Director Level Design Review No. 06-20

Project Location - Specific:

11730 Ramona Boulevard

Project Location - City: El Monte

Project Location - County: Los Angeles

Description of Project:

A Design Review to construct a 39 unit, 4-level affordable housing unit. The project will include 38 units for very low income households and 1 unit for on-site management. Also proposed is a Density Bonus and 4 Affordable Housing Concessions. A total of 20 parking spaces are proposed.

Name of Public Agency Approving Project: City of El Monte

Name of Person or Agency Carrying Out Project: Linc Housing Corporation

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: ARTICLE 19 - CLASS 32, SECTION 15332
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:


Staff determined that the proposed Project qualifies for an Article 19. Categorical Exemptions - Section 15332 (Class 32 - Infill Development Projects) in accordance with the requirements of the California Environmental Quality Act of 1970 and the CEQA guidelines, as amended.

Lead Agency

Contact Person: Jason C. Mikaelian, AICP Area Code/Telephone/Extension: 626-580-2067

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 10/1/2020 Title: Elon. Dev. Deputy Director

- Signed by Lead Agency
 - Signed by Applicant
- Date received for filing at OPR: _____

January 2004

21300 DEVONSHIRE

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN LEUNG
KAREN MACK

DANA M. PERLMAN
YVETTE LOPEZ-LEDESMA
JENNA HORNSTOCK
RENEE DAKE WILSON
VACANT

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

September 16, 2021

Applicant/Owner

21300 Devonshire, L.P
7843 Lankershim Boulevard
North Hollywood, CA 91605

Representative

Jim Ries / Aimee Luan
Craig Lawson & Co., LLC
3221 Hutchison Avenue, Suite D
Los Angeles, CA 90034

Architect

ABODE Communities
1149 S. Hill Street, Suite 700
Los Angeles, CA 90015

Case Number: ADM-2021-4558-DB-SPP-SPR-
HCA-PHP-SIP

Application Type: Density Bonus, Project Permit
Compliance, Site Plan Review, Streamlined
Infill Project

Location: 21300 & 21306 W. Devonshire Street

Plan Area: Chatsworth-Porter Ranch

Plan Overlay: Devonshire/Topanga Corridor
Specific Plan

Council District: 12 – Lee

LETTER OF COMPLIANCE – STREAMLINED INFILL PROJECT PER SENATE BILL 35

Pursuant to California Government Code Section 65913.4 and the Los Angeles Municipal Code (LAMC) Sections 12.22 A.25, 11.5.7, and 16.05, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

DETERMINE, pursuant to California Government Code Section 65913.4, that the project is a Streamlined Infill Project (“SIP”) for a development that satisfies all of the requirements and objective planning standards of Government Code Section 65913.4 (a) and (b), and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65913.4 (c) and (d);

DETERMINE, pursuant to Government Code Section 65913.4 and Public Resources Code Section 21080(b)(1), based on the whole of the record, that the Streamlined Infill Project is Statutorily Exempt from the California Environmental Quality Act (“CEQA”) as a ministerial project;

APPROVE a ministerial review of a Density Bonus Compliance Review for a project totaling 100 studio units, reserving 99 units for Low Income Household

occupancy for a period of 55 years;

APPROVE a ministerial review of Project Permit Compliance for a project in the Devonshire/Topanga Corridor Specific Plan; and

APPROVE a ministerial review of Site Plan Review for a development project that creates, or results in an increase of, 50 or more dwelling units.

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped Exhibit "A", and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Valley Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Senate Bill 35.** The project shall comply with all state requirements of Senate Bill 35 ("SB 35") and California Government Code Section 65913.4. A minimum of 50 percent of base dwelling units shall be reserved as affordable units to households making below 80 percent of the area median income.
3. **Affordable Units.** A minimum of 99 units shall be reserved as affordable units for a period of 55 years for Low Income household occupancy, as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2) as determined by the California Department of Housing and Community Development ("HCD").
4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department ("HCIDLA") to make 99 units available to Low Income Households as determined by the California Housing and Community Development Department ("HCD") or the U.S. Department of Housing and Urban Development and SB 35 (California Government Code Section 65913.4) for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The Applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA.
5. **Driveway Review.** Access driveway plans must be approved by the District Office of the Bureau of Engineering and the Department of Transportation prior to the issuance of building permits.
6. **On-site Trees.** The Applicant shall provide a total of 25 trees on-site and may count existing or new trees to meet the requirement. If any of the on-site trees

proposed for preservation are ultimately removed, they shall be replaced at a ratio of 1:1.

7. **Street Trees.** The Applicant shall plant one tree on Eton Avenue, as shown on Exhibit "A".
8. **Exterior Lighting.** All exterior light fixtures must be shielded, and floodlighting of buildings is prohibited.
9. **Prevailing Wage Requirements.** Prior to the issuance of a grading or building permit, the Applicant shall execute a covenant to the satisfaction of the Department of City Planning to comply with prevailing wage requirements of Government Code Section 65913.4(a)(8). The Applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file.
 - i. All construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the California Labor Code, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards shall be paid at least the applicable apprentice prevailing rate.
 - ii. The development proponent shall ensure that the prevailing wage requirement is included in all contracts for the performance of the work.
 - iii. All contractors and subcontractors shall pay to all construction workers employed in the execution of the work at least the general prevailing rate of per diem wages, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards shall be paid at least the applicable apprentice prevailing rate.
 - iv. Except as provided in subclause (vi), all contractors and subcontractors shall maintain and verify payroll records pursuant to Section 1776 of the Labor Code and make those records available for inspection and copying as provided in Sections 1776 and 1812 of the Labor Code.
 - v. Except as provided in subclause (vi), the obligation of the contractors and subcontractors to pay prevailing wages may be enforced by the Labor Commissioner through the issuance of a civil wage and penalty assessment pursuant to Section 1741 of the Labor Code, which may be reviewed pursuant to Section 1742 of the Labor Code, within 18 months after the completion of the development, by an underpaid worker through an administrative complaint or civil action, or by a joint labor-management committee through a civil action under Section 1771.2 of the Labor Code.
 - vi. If a civil wage and penalty assessment is issued, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to Section 1742.1 of the Labor Code.
 - vii. Subclauses (iv) and (v) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor

agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure. For purposes of this clause, “project labor agreement” has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.

- viii. Notwithstanding subdivision (c) of Section 1773.1 of the Labor Code, the requirement that employer payments not reduce the obligation to pay the hourly straight time or overtime wages found to be prevailing shall not apply if otherwise provided in a bona fide collective bargaining agreement covering the worker. The requirement to pay at least the general prevailing rate of per diem wages does not preclude use of an alternative workweek schedule adopted pursuant to Section 511 or 514 of the Labor Code.

10. **Density Bonus Incentives and Concessions.**

- a. **Density.** In accordance with State Density Bonus Law under Government Code Section 65915(f)(3)(D), the project qualifies for unlimited density as the location is within ½ mile of the Chatsworth Metrolink/Orange Line Rapid Bus Station. The project proposes 100 residential dwelling units as shown in Exhibit “A”.
- b. **Floor Area Ratio (On-menu Incentive).** The project shall be limited to a maximum Floor Area Ratio of 1.98:1.
- c. **Height (Concession per AB 2345).** The project shall be limited to four (4) stories and 56 feet in height.
- d. **Open Space (On-menu Incentive).** The project shall provide a minimum 8,020 square feet of open space in lieu of the 10,025 square feet otherwise required.
- e. **Automobile Parking (Concession).** In accordance with State Density Bonus Law, Government Code Section 65915(p)(3)(A), zero residential parking spaces are required. The project proposes 11 parking spaces as provided in Exhibit “A”.

Tribal Cultural Resource Inadvertent Discovery.

- a. In the event that Tribal Cultural Resources are discovered during Project activities, all work on-site in the immediate vicinity of the find (within a 60-foot buffer) shall cease and the Applicant (project proponent) shall notify the City of Los Angeles, Department of City Planning. The City of Los Angeles (“the City”) shall retain, and the Applicant shall pay for, a qualified archaeologist meeting Secretary of Interior standards to assess the find. The Department of City Planning shall contact the Fernandeano Tataviam Band of Mission Indians (FTBMI) to consult if any such find occurs.

- b. Should the find be deemed significant, pursuant to Public Resources Code Section 21074 (a)(2) and if recommended by the consulting tribe(s), the City shall retain, and the Applicant shall pay for, a professional Native American monitor procured by the FTBMI to observe all remaining ground-disturbing activities including, but not limited to, excavating, digging, trenching, grading, leveling, clearing, driving posts, and archaeological work.
- c. The City shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities

Administrative Conditions

11. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the Applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the Applicant, shall be retained in the subject case file.
12. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
13. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
14. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
15. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

16. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the Applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the Applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the Applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any

other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply: "City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers. "Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

PROJECT BACKGROUND

The proposed project is the construction of a 4-story, 56-foot-tall residential development with 51,964 square feet of floor area, at the southwestern corner of Devonshire Street and Eton Avenue in the Chatsworth-Porter Ranch Community Plan Area. The unit mix consists of 100 dwelling units, including 99 residential studios set aside for Low Income Households and one market-rate, two-bedroom manager's unit. The project will also include a community room, ground-floor courtyard with a community garden, rear yard, and dog run for a total of 8,020 square feet of open space provided. Offices for supportive services provision and property management (3,052 square feet) will also be provided as part of the project. The project proposes 11 vehicle parking spaces at grade level that are accessed via a driveway on Eton Avenue and 82 bicycle parking spaces (7 short-term and 75 long-term spaces).

Two existing commercial buildings on the site will be demolished to clear the lot. Twelve existing trees on the rear property line, none of which are protected under Ordinance No. 185,462, will remain, and the Applicant will plant an additional 13 trees on-site for a total of 25, as required per LAMC Section 12.21 G.2. The project proposes to plant one street tree on Eton Avenue, in addition to the two existing street trees. The project qualifies as a Streamlined Infill Project ("SIP") pursuant to Senate Bill (SB) 35 and California Government Code Section 65913.4. The project plans submitted to the Department of City Planning are provided as Exhibit "A".

The subject site is comprised of one rectangular-shaped lot containing approximately 30,964 square feet of lot area. The frontage on the south side of Devonshire Street is approximately 135 feet, while the frontage on the west side of Eton Avenue is approximately 230 feet. The project site is located 6.53 kilometers (4.1 miles) from the Santa Susana Fault Zone but is not located within the Alquist-Priolo Fault Zone. The site is in a liquefaction zone, but it is not in a BOE Special Grading Area, designated hillside area, high fire hazard severity zone, flood zone, landslide, methane, or tsunami inundation zone.

The Chatsworth-Porter Ranch Community Plan map designates the site for Community Commercial land uses with corresponding zones of CR, C2, C4, RAS3, P, and PB. The property is zoned [Q]C2-2D and is therefore consistent with the land use designation. Although Height District No. 2 (Footnote No. 3) in the C2 Zone allows for a 45-foot building height and a Floor Area Ratio (FAR) up to 1.5:1, the site has a Qualified "Q" Condition imposed through Ordinance No. 162,508 (Site E, effective August 28, 1988), which restricts development on the site to a height of two stories or 25 feet. The C2 Zone allows for residential density at a ratio of one dwelling unit per 400 square feet of lot area. The site is also within the Devonshire/Topanga Corridor Specific Plan (Ordinance No. 168,937) and a Transit Priority Area (ZI File No. 2452).

The surrounding area is primarily zoned and improved for single-family and multi-family residential and commercial uses. Abutting properties to the south are zoned R3-1 and (Q)R3-1 and are improved with a single-family dwelling and a multifamily building. The abutting lots to the west of the subject site are zoned [Q]C2-2D and improved with a

commercial building and parking lot. Properties across Devonshire Street to the north are zoned [Q]C2-2D and improved with one-story commercial uses. Properties across Eton Avenue to the east are zoned [Q]C2-2D, (T)P-1/RA-1, and (Q)RD1.5-1 and improved with a one-story restaurant, parking lot, and a multifamily building, respectively.

In accordance with California Government Code Section 65913.4(d), the City Planning Commission may conduct public oversight of the development within ninety (90) days of submittal of the development to the local government, which shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective design standards published and adopted by ordinance or resolution by a local jurisdiction before submission of a development application. In accordance with Government Code Section 65913.4(a)(5), a density bonus, incentive, or waiver granted pursuant to Government Code Section 65915, is excluded from determining whether a project is consistent with objective zoning standards and objective design review standards.

Ministerial Review

The State Department of Housing and Community Development (“HCD”) issued the Streamlined Ministerial Approval Process Guidelines dated November 29, 2018, to provide additional guidance on procedures and implementation of SB 35 (SB 35 Guidelines). The law adds Section 65913.4 to the Government Code requiring that cities streamline the approval of qualified housing projects through a ministerial approval process, removing the requirement for CEQA analysis and altering parking requirements. SB 35 streamlining remains in effect until January 1, 2026, and as of that date will be repealed per the provisions of the bill.

In accordance with the Department of City Planning Memorandum issued on September 25, 2020, regarding “Affordable Housing Approval Process per SB 35 (2017) and AB 2162 (2018); Streamlined Infill Projects (SIP)”, the Department of City Planning follows a streamlined ministerial approval process consistent with the Department’s treatment of ministerial projects. Cases are assigned an ADM (administrative) prefix with the Director of Planning as the issuer of the Letter of Compliance. Public hearings are not required, and any appeal process in the LAMC unique to the type of entitlement being requested will not be utilized. This Letter of Compliance is hereby issued to deem the case consistent with the applicable objective development standards and state law criteria and is transmitted according to the requirements for written decisions in the LAMC for the underlying entitlement. Additional information is available in the case file.

Density Bonus Incentives or Concessions

State Density Bonus Law (Government Code Section 65915) outlines the types of relief that minimize restrictions on the size of the project. The requested incentives and waivers allow the developer to expand the building envelope so the additional and affordable units can be constructed, provide for design efficiencies, and allow the overall space dedicated to residential uses to be increased. These incentives and waivers support the Applicant’s decision to set aside the specified number of dwelling units for Low Income Households

for 55 years.

Pursuant to State Density Bonus Law under Government Code Section 65915 (AB (“Assembly Bill”) 1763 and AB 2345), a project located within one-half mile of a Major Transit Stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code, may receive a waiver from any maximum controls on density, a height increase of up to three additional stories, or up to 33 additional feet, and an Applicant may request that the city not impose any minimum vehicular parking requirement for 100 percent affordable housing projects. The subject site is located within one-half mile of the Chatsworth Orange Line/MetroLink Station, an eligible Major Transit Stop. The project is utilizing a density increase of 32 percent, a height increase of 31 feet, and a parking reduction.

The Applicant proposes to utilize Los Angeles Municipal Code (“LAMC”) Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus), which implements Government Code Section 65915, to set aside more than 100 percent of the base 77 dwelling units, or 99 dwelling units, for Low Income household occupancy for a period of 55 years. In exchange for providing units affordable to Low Income Households, the Density Bonus Ordinance grants various incentives/concessions to deviate from development standards in order to facilitate the provision of affordable housing at the site. Because the Applicant is providing 100 percent of the dwelling units (exclusive of the manager’s unit) as affordable for Low Income Households, the project is eligible for four (4) Density Bonus Incentives: increased height to 56 feet and two additional stories; vehicle parking reduction to 0 spaces, with 11 spaces voluntarily provided by the Applicant; increase in FAR to 1.98:1; and a 20 percent reduction in open space (in addition to the density bonus) in the LAMC and Government Code Section 65915(d). The 99 Low Income Household units qualify the project for streamlined ministerial processing in accordance with SB 35 and California Government Code Section 65650 through 65656.

The record does not contain substantial evidence that would allow the City Planning Commission to make a finding that the requested incentives do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very-low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The Applicant chose to utilize an automobile parking reduction offered under AB 2345 under Government Code Section 65915(p)(3). Based on the project consisting of a 100 percent affordable housing project within one-half mile of a major transit stop (Chatsworth MetroLink/Orange Line Rapid Bus Station) to which the project has unobstructed access, the project is not required to provide residential parking spaces. The Project is proposing 11 parking spaces as shown in Exhibit “A”.

Specific Plan Project Permit Compliance Review

The proposed project is located in the Devonshire/Topanga Corridor Specific Plan area. According to the Specific Plan regulations, any “project”, defined as the “erection, construction, structural alteration of or addition to any building or structure which requires the issuance of a building,” is subject to review by the Devonshire/Topanga Corridor Specific Plan Design Review Board to ensure compliance with the development regulations and design criteria included in the Specific Plan.

However, in accordance with California Government Code Section 65913.4, a local government must streamline the approval of a supportive housing project based only on objective zoning and design review standards, and the locality’s process and application requirements shall not in any way “inhibit, chill, or preclude” the ministerial approval process. Several findings of the Devonshire/Topanga Corridor Specific Plan Project Permit Compliance Review require the City to exercise subjective discretion that does not meet the definition of objective zoning and design review standard in Government Code Section 65913.4(a). These subjective discretionary findings conflict with the streamlined ministerial approval process as provided in Government Code Section 65913.4 and therefore are not applicable to the proposed project. However, the project is in compliance with the objective standards contained in the Specific Plan, which are:

- **Land Use.** The Devonshire/Topanga Corridor Specific Plan allows any use permitted in the C4 Zone with certain exceptions; the exceptions do not include multifamily residential. The project proposes 100 multifamily residential dwelling units and is therefore in compliance with this standard.
- **Height Limit.** Building height is limited to 45 feet in the Specific Plan area; however, the qualified “Q” conditions on the property limit the height to 25 feet. California Government Section 65915 allows for a height increase up to 33 feet for residential projects that consist exclusively of units restricted to lower income households. Aside from one manager’s unit, all residential units in the project will be restricted to households that qualify as Low Income. The project proposes a 31-foot increase in height. Therefore, the project is subject to a maximum height of 56 feet.
- **Lot Coverage.** Under the Specific Plan, lot coverage is limited to 50 percent of the lot, or up to 65 percent if at least 15 percent of the lot is reserved for landscaped open space and surface parking and driveways do not exceed 20 percent of the lot. Actual lot coverage for the proposed project is 52 percent (16,010 square feet). The project is eligible for lot coverage up to 65 percent because the landscaped open space on the ground level consists of 8,132 square feet, or 26 percent of the lot area, while surface parking and driveways comprise 1,200 square feet, or 4 percent of the lot.
- **Buffering.** The Specific Plan requires that a solid, decorative masonry wall, at least six feet in height, be constructed along the property line of any commercially

zoned lot if its parking or driveway area is adjacent to a single-family zone. The zones of abutting properties are R3-1, (Q)R3-1, (Q)RD1.5-1, [Q]C2-2D, (T)P-1 and P-1; therefore, this requirement does not apply to the project. However, the project proposes to build a 6-foot-high decorative masonry wall along the southern property line, adjacent to the parcel zoned R3-1 that is developed with a single-family residence.

- **Setbacks.** The Specific Plan requires the maintenance of a landscaped setback at least 5 feet wide from Devonshire Street. Additionally, the setback may include no more than 300 square feet of walkways and driveways for lots more than 100 feet in width and a minimum of 50 percent of the setback shall be vegetation. As proposed, the building maintains a 5-foot setback from the front property line. The paved portion of the front yard setback totals 294 square feet while the landscaped portion is 325 square feet, or 52 percent. Thus, the project as proposed complies with this requirement.
- **Landscape Maintenance Standard for Parking Lots.** The Specific Plan requires that at least 10 percent of the total area of an open parking lot be landscaped and at least half of the landscaped area shall be planted with shade-producing trees at a ratio of one tree for every four parking spaces. The project does not propose any open parking lots, and therefore this provision of the Specific Plan is not applicable.
- **Parking.** The Specific Plan does not address parking requirements for residential development. Furthermore, as described above, pursuant to Assembly Bill 2354, the proposed project is not subject to a minimum parking requirement. However, the project is proposed with 11 covered parking spaces, shown on Exhibit "A".
- **Driveway Review.** The Specific Plan requires that access driveway plans be approved by the District Office of the Bureau of Engineering and the Department of Transportation prior to the issuance of building permits. As the vehicular access is proposed on Eton Avenue, it is recommended that any used driveway cuts on either street frontage be elevated to add a curb for a continuous sidewalk. As conditioned, the project complies with this provision.
- **Signs.** The proposed project does not include signs.
- **Underground Utilities.** The Specific Plan requires that new construction locate utilities underground where feasible. Per Exhibit "A", there will be a pad-mounted transformer in the southeastern corner of the site on Eton Avenue, beyond the rear yard setback, that will be screened by landscaping. Locating the transformer in an underground vault would be infeasible because it would burden a project aimed at Low Income Households with additional costs for excavation and concrete. Rooftop mechanical and solar equipment will be screened by a 5-foot parapet. As proposed, the project complies with the Specific Plan.

- **Lighting.** The Specific Plan requires that all exterior light fixtures be shielded and prohibits floodlighting of buildings. As conditioned, the proposed project complies with this requirement.
- **Design Review.** Pursuant to California Government Code Section 65651, the proposed project is only subject to objective development standards. All criteria used by the Specific Plan Design Review Board to review proposed projects are subjective and therefore not applicable to the project. Nevertheless, the project has been designed to comply with those criteria to the extent feasible, as follows:
 1. The proposed project uses modular, prefabricated design to reduce construction costs, while incorporating modern elements that are reminiscent of Spanish Colonial architecture. One of these elements is the tripartite composition of the exterior, which consists of a recessed ground floor clad in dark gray brick veneer; white stucco with intermittent gray siding on the second and third floors; and a combination of white stucco and dark gray and terracotta-colored siding on the fourth floor, evocative of a tile roof. Other Spanish Colonial elements include recessed windows and a ground floor arcade on the Devonshire Street elevation that wraps around the corner of the building at Eton Avenue. The arcade structure is repeated along the walkways on the upper floors.
 2. All ventilation, heating, or air conditioning ducts, tubes, equipment, and other related equipment are screened from view (the transformer is screened from view by vegetation, roof equipment is screened by a 5-foot parapet and other equipment is fully contained within the building).
 3. The exterior treatment of the building including color, texture, windows, and other architectural features are applied in a similar manner to all exterior walls.
 4. All open areas not utilized for buildings, driveways, recreational facilities, or pathways are landscaped.
 5. The proposed landscape design and plant types emphasize the use of drought-tolerant trees and plants commonly appropriate for the climate of the northwest San Fernando Valley.

Site Plan Review

In accordance with SB 35, a local government must streamline the approval of a Streamlined Infill Project only based on objective zoning and design review standards, and the locality's process and application requirements shall not in any way inhibit, chill, or preclude the ministerial approval process. Several findings of the Site Plan Review require the City to exercise subjective discretion that does not meet the definition of objective zoning and design review standard in Government Code Section 65913.4(a). These subjective discretionary findings conflict with the streamlined ministerial approval process as provided in SB35 and therefore are not applicable to the proposed Streamlined Infill Project pursuant to SB 35.

CONCLUSION

As a Streamlined Infill Project that satisfies all the objective planning standards of SB 35, the project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") pursuant to California Government Code Section 65913.4 and Public Resources Code Section 21080(b)(1) as a ministerial project.

Therefore, in accordance with Government Code Section 65913.4(c) and (d), the project as shown in Exhibit "A" is deemed to satisfy the objective planning standards of SB 35 with incentives per AB 2345 and Government Code Section 65913.4(a) and shall comply with the attached planning standards as Conditions of Approval.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza (Metro Office DSC) in Downtown Los Angeles or the Marvin Braude San Fernando Valley Constituent Services Center (Valley Office DSC) in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center through the Department of City Planning website at <https://planning.lacity.org/development-services/appointment/form>. The Applicant is further advised to notify any consultant representing you of this requirement as well.

Effective Date/Appeals: The decision of this Letter of Compliance is final and effective upon the mailing of this letter and not appealable.

Reviewed by:



Digitally signed by Sarah Hounsell
Date: 2021.09.16 15:20:36 -07'00'

Sarah Hounsell, City Planner

Prepared by:



Kora McNaughton, Planning Assistant
kora.mcnaughton@lacity.org

BL:CR:SH:KM:mh

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

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**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

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DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

October 25, 2021

Applicant/Owner

21300 Devonshire, L.P
7843 Lankershim Boulevard
North Hollywood, CA 91605

Representative

Jim Ries / Aimee Luan
Craig Lawson & Co., LLC
3221 Hutchison Avenue, Suite D
Los Angeles, CA 90034

Architect

ABODE Communities
1149 S. Hill Street, Suite 700
Los Angeles, CA 90015

Case Number: ADM-2021-4558-DB-SPP-SPR-
HCA-PHP-SIP

Application Type: Density Bonus, Project Permit
Compliance, Site Plan Review, Streamlined
Infill Project

Location: 21300 & 21306 W. Devonshire Street

Plan Area: Chatsworth-Porter Ranch

Plan Overlay: Devonshire/Topanga Corridor
Specific Plan

Council District: 12 – Lee

LETTER OF CORRECTION

On September 16, 2021, Case No. ADM-2021-4558-DB-SPP-SPR-HCA-PHP-SIP was approved by the Director of Planning. This Letter of Correction is being issued to provide clarifying language in Condition Nos. 3, 4, and 6 as shown by the strike-out and underline below. No other changes have occurred to the project plans and/or Letter of Compliance as originally approved by the Director.

- 3. Affordable Units.** A minimum of 9939 units shall be reserved as affordable units for a period of 55 years for Low Income Household occupancy, ~~as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2) as determined by the California Department of Housing and Community Development ("HCD"),~~ and the remaining 60 units shall be reserved as affordable units for a period of 55 years for Low Income Household occupancy as determined by the U.S. Department of Housing and Urban Development ("HUD").

- 4. Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (“HCIDLA”) to ~~make reserve-9939~~ units available as affordable to Low Income Households as determined by the California Housing and Community Development Department and the remaining 60 units shall be reserved as affordable units for Low Income Household occupancy as determined by ~~or~~ the U.S. Department of Housing and Urban Development and SB 35 (California Government Code Section 65913.4) for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The Applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA.
- 6. ~~On-site~~ Trees.** The Applicant shall provide a total of 25 trees on-site and may count existing or new trees toward the requirement. This may include one new tree to be planted in the parkway on Eton Avenue adjacent to the site, subject to approval by the Urban Forestry Division of the Bureau of Street Services. If any of the existing on-site trees proposed for preservation are ultimately removed, they shall be replaced at a 1:1 ratio.

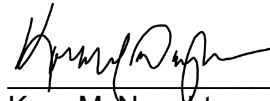
All other conditions remain the same.

Please contact Kora McNaughton at kora.mcnaughton@lacity.org or (818) 374-9908 if you have any questions.

Sincerely,

Sarah Hounsell

Sarah Hounsell
City Planner



Kora McNaughton
Planning Assistant

CHAPEL AVENUE APARTMENTS

City of Alhambra
Community Development Department



*Gateway
to the
San Gabriel Valley*

*111
South First Street
Alhambra
California
91801*

February 1, 2022

Emilio Salas
Executive Director
Los Angeles County Development Authority
700 W. Main Street
Alhambra, CA 91801

Re: Chapel Avenue Apartments
Ministerial Approval/Zoning Verification

Dear Mr. Salas:

This letter is to confirm that the City has received an application for Chapel Avenue Apartments (Project) for an SB 35 streamlined review and, based on our review, the project is eligible for streamlining and ministerial approval as described in the City's SB 35 Project Eligibility Handout (attached). The Project is 44 units of 100% affordable housing, with a small commercial component, and will pay prevailing wages. The Project will be required to meet the requirements of the CBD zone, the City's Downtown Revitalization Overlay Zone, and may utilize incentives under the City's Density Bonus Ordinance. If you have further questions, please feel free to contact me at 626-570-5041.

Sincerely



Andrew Ho

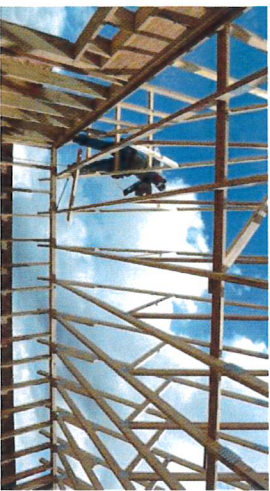
Director, Community Development Department
City of Alhambra



Prevailing Wages?

All eligible SB35 projects may require the use of prevailing wages to construct the project. The following would trigger applicants to provide prevailing wages:

- Projects with more than 10 units;
- When public funding from the City or any other public agency is provided.



What are the incentives?

All eligible SB35 projects get to take advantage of the following incentives:

- One (1) parking space per unit for the entire development (State Requirement);
- No "Guest" parking or "Additional Parking" required (State Requirement);
- Density Bonus – This is subject to the Alhambra Municipal Code Section 23.20.060; and
- Staff-level approval only.

Community Development

About Us

The Community Development Department is comprised of five (5) divisions: Planning, Building, Housing, Economic Development and Code Enforcement. The Department's primary roles include the day to day administration of the City's land use regulations, building permit review of conformance with zoning regulations, rehabilitation and creation of affordable housing, creation of a vibrant and stable local business community, and ensuring compliance with the Zoning Code and other City and state regulations. The Department partners with other departments and agencies to stimulate economic growth, create new jobs and plan for long-term development in the city.

Contact Us

Phone: (626) 570-5034

Email: Planning@cityofalhambra.org

Web:

www.cityofalhambra.org/resources/sb35-

affordable-housing-streamlining-act-info



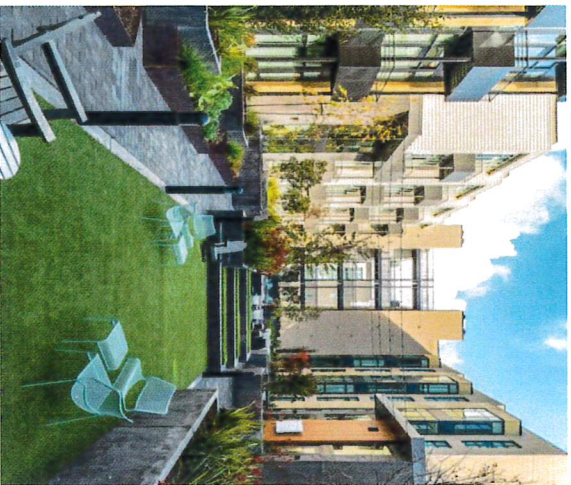
SB35 Project Eligibility Handout

Affordable Housing Streamlining



SB35 Project Eligibility Handout

Community Development
Planning Division
111 South First Street
Alhambra, CA 91801



What is SB35?

The State of California has a housing crisis which has caused the price of homes to rise steeply making the state unaffordable. According to the California Department of Housing and Community Development approximately 180,000 homes need to be constructed per year through 2025 which has lawmakers finding ways to simplify the approval process for multi-family housing throughout California.

Governor Brown signed new housing legislation, Senate Bill 35 (SB35), on September 29, 2017. SB35 changed the local review process for certain development projects by establishing a streamlined, ministerial review and approval process if they meet objective planning standards. SB35 creates a streamlined ministerial approval process for certain housing projects.

SB35 requires cities to streamline, ministerial review and approval of affordable housing projects.

Project Eligibility Checklist

All SB35 projects may be subject to the following requirements. Contact the Planning Division for more information.

Requirements

- > The multi-family housing project consist of two (2) or more units with a minimum of 10% of the units designated as affordable at the moderate to very-low income level (80% AMI).

- > The site is zoned for residential use or residential mixed-use development.

For property designed for mixed-use, the project shall provide two-thirds (2/3) of the square footage as residential.

- > The project meets all design requirements, "objective zoning standards," and "objective design review standards."

- > The project site was not used for tenant-occupied housing that was demolished within 10 years or currently contains tenant occupied housing.

- > No units of the property were subsequently offered for sale to the general public by the subdivider or subsequent owner of the property.



Project Eligibility Checklist Cont'd

- > The development is not demolishing any of the following:

- Housing that is subject to a recorded covenant or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;
- Housing that is subject to rent or price control;

- > The project site is not located within a:

- Very high fire hazard severity zone or within a high or very high fire hazard severity zone;
- Hazardous waste site;
- Earthquake fault zone;
- Flood plain or floodway;
- Habitat for protected species.



HUNTINGTON SQUARE



NOTICE OF EXEMPTION

To: County Clerk, County of Los Angeles
12400 East Imperial Highway, Room 2001
Norwalk, CA 90650

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, California 95814

ORIGINAL FILED

AUG 11 2021

LOS ANGELES, COUNTY CLERK

From: City of Huntington Park
6550 Miles Avenue
Huntington Park, CA 90255

Project Title/File No.: Case No. 2021-05, GPA, ZOA, TPM, DP, DB

Project Applicant: Huntington Park, L.P.

Project Location: 6101 State Street

Project Description: A request for the adoption of an ordinance amending the official General Plan and Zoning Map of the City of Huntington Park to add an affordable housing overlay; A Tentative Parcel Map for the subdivision of an existing 33,341 square foot lot into two lots, the first measuring 21,303 square feet (Lot 1) and the second measuring 11,831 square feet (Lot 2); A Development Permit and Density Bonus for the construct of 47 affordable units on Lot 1 and 9 affordable units on Lot 2, for the property located at 6101 State Street within the Commercial General (C-G) zone.

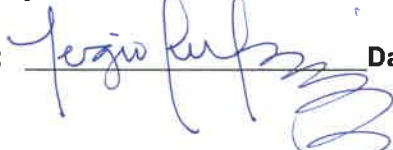
Name of approving public agency: City of Huntington Park

Project Sponsor: City of Huntington Park Community Development Department

Exempt Status: Ministerial (Sec.21080 (b)(1); 15268);
 Declared Emergency (Sec. 21080 (b)(3); 15269(a));
 Emergency Project (Sec 21080 (b)(4); 15263 (b)(c));
 Categorical Exemption. State type and section number:
 Statutory Exemptions. State code number:
 Other: PRC Section 21155.1 - Sustainable Communities Project Exemption (SCPE)

Reason(s) why Project is exempt: The proposed project is exempt from CEQA due to the fact that the projects meets the finding within the Sustainable Communities Project CEQA Exemption (SCPE) set forth under Public Resources Code Section 21155.1.

Lead Agency/Contact Person: Sergio Infanzon Telephone Number: (323) 584-6318

Signature:  Date: 08/05/2021 Title: Director of Community Development

Date received for filing and posting:

MARIPOSA ON SECOND

FEB 24 2022

NOTICE OF EXEMPTION

TO:

County Clerk, County of Los Angeles
Environmental Filings
12400 East Imperial Highway, Room 1201
Norwalk, CA 90650

FROM:

City of Alhambra
Community Development Department
111 South First Street
Alhambra, CA 91801

SUBJECT: Filing of Notice of Exemption

PROJECT TITLE/LOCATION:

46 Planned Development Permit PD-21-10 and Conditional Use Permit CUP-21-11
South 2nd Street (APN# 5344-026-915)
Alhambra, CA 91801

LEAD AGENCY:

City of Alhambra, Community Development Department
111 South First Street, Alhambra, CA 91801

PROJECT DESCRIPTION:

This is an application for a Planned Development Permit PD-21-10 and Conditional Use Permit CUP-21-11 to construct a 78,600 square foot, seven (7) story 50-unit residential, and one (1) commercial unit, mixed-use affordable housing complex and a wireless facility on a site of approximately 18,399 square feet located in the CBD and DRD (Central Business District & Downtown Revitalization District) zone, subject to the attached Conditions of Approval (Exhibit A) for the property located South 2nd Street (APN# 5344-026-915) in the City of Alhambra.

NAME OF PUBLIC AGENCY APPROVING PROJECT

City of Alhambra

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT

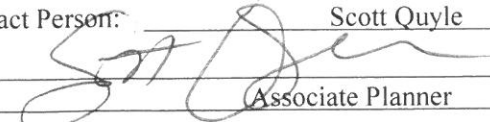
Myles Peinemann

EXEMPT STATUS

- Ministerial (Sec. 21080(b)(1)); 15268);
- Declared Emergency (Sec. 21080(b)(3)); 15269(a);
- Emergency Project (Sec. 21080(b)(4)); 15269(b)(c).
- Categorical Exemption (Sec. 15332)

REASONS WHY PROJECT IS EXEMPT

The project is exempt from the provisions of CEQA listed in Article 19: Categorical Exemptions, Section 15332: In-Fill Development Projects, consisting of a project that is consistent with the applicable general plan designation and zoning designation, occurs within City limits on a project site of no more than five (5) acres.

Project Contact Person: Scott Quyle Phone: (626) 570-5034
Signature:  Date: February 23, 2022
Title: Associate Planner

MARTEL EAH



City of West Hollywood

Community Services
Division

Property Development

8300 Santa Monica Blvd.
West Hollywood, CA
90069-6216
(323) 848-6576

January 21, 2022

Lynn Katano
Los Angeles County Development Authority
700 West Main Street
Alhambra, CA 91801

Subject: Entitlements Verification – 1041-49 Martel Avenue, West Hollywood, CA 90046

Dear Ms. Katano,

The City of West Hollywood has issued an acquisition loan to EAH Housing for the purchase of 1041-49 Martel Avenue, West Hollywood, CA 90046. EAH Housing has committed to build a 50-unit affordable housing development offering 25 units of special needs housing. As proposed, the project will be 100% affordable to low-income families and individuals. We look forward to working with you in financing the development of this project. This letter is to affirm the project's environmental status is *Categorically Exempt*, has received full entitlements, and requires no additional discretionary approval.

An official project submission was received by the City of West Hollywood on February 16, 2021. The submission was determined complete by Planning staff on October 21, 2021. On January 13, 2022, the Applicant team presented a project design proposal to the City's Design Review Subcommittee. On January 20, 2022, the project went before the West Hollywood Planning Commission, a public hearing, and a motion was unanimously approved to adopt **RESOLUTION NO. PC 22-1450:**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING A LOT MERGER, DEMOLITION PERMIT, AND DEVELOPMENT PERMIT TO DEMOLISH SEVEN DWELLING UNITS AND ALL ACCESSORY STRUCTURES, COMBINE THREE CONTIGUOUS PARCELS, AND CONSTRUCT A 50-UNIT, 100% AFFORDABLE MULTI-FAMILY RESIDENTIAL BUILDING WITH SUPPORTIVE HOUSING, LOCATED AT 1041-1049 NORTH MARTEL AVENUE, WEST HOLLYWOOD, CALIFORNIA INCLUDING A FINDING THAT THE PROJECT IS EXEMPT FROM CEQA UNDER CLASS 32 CATEGORICAL EXEMPTION FOR IN-FILL DEVELOPMENT PROJECTS (14CCR §15332)

Adoption of Resolution No. PC 22-1450 includes the following entitlement approvals and finding of environmental status:

1. *Demolition Permit*, pursuant to Section 19.50.050 of the West Hollywood Municipal Code (WHMC), to permit the demolition of seven dwelling units and all accessory structures on the project site.

2. *Development Permit*, pursuant to Section 19.48.020 of the WHMC, to permit the construction of a five-story, 50-unit 100% affordable multi-family residential building with supportive housing and one level of subterranean parking.
3. *Lot Merger*, pursuant to the Subdivision Map Act in Section 66410 et seq. of the Government Code to certify compliance of merging three contiguous parcels into one project site.
4. *Categorically Exempt*, per CEQA Section 15332 (In-fill Development Projects).

The City of West Hollywood looks forward to partnering with LACDA to finance development of this project. If you have any questions or need additional information, please contact Alicen Bartle, Project Development Administrator at 323-848-6323 or abartle@weho.org.

Sincerely,

Brian League

Brian League
Property Development Manager

RESOLUTION NO. PC 22-1450

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST HOLLYWOOD CONDITIONALLY APPROVING A LOT MERGER, DEMOLITION PERMIT, AND DEVELOPMENT PERMIT TO DEMOLISH SEVEN DWELLING UNITS AND ALL ACCESSORY STRUCTURES, COMBINE THREE CONTIGUOUS PARCELS, AND CONSTRUCT A 50-UNIT, 100% AFFORDABLE MULTI-FAMILY RESIDENTIAL BUILDING WITH SUPPORTIVE HOUSING, LOCATED AT 1041-1049 NORTH MARTEL AVENUE, WEST HOLLYWOOD, CALIFORNIA INCLUDING A FINDING THAT THE PROJECT IS EXEMPT FROM CEQA UNDER CLASS 32 CATEGORICAL EXEMPTION FOR IN-FILL DEVELOPMENT PROJECTS (14 CCR § 15332).

The Planning Commission of the City of West Hollywood hereby resolves as follows:

SECTION 1. An application for Master Project 21-0005 (Demolition Permit 21-0001, Development Permit 21-0001, and Lot Merger 21-0001) was filed on February 16, 2021, by Martel EAH, LLC and affiliate of EAH, Inc. for the demolition of seven dwelling units and all accessory structures on three abutting parcels, merger of three contiguous parcels, and construction of an approximately 47,623-square-foot, five-story, 50-unit, 100% affordable multi-family residential building with supportive housing, exclusive of the manager's unit, over one level of subterranean parking located at 1041-1049 North Martel Avenue; APNs 5531-022-017, 5531-022-018, and 5531-022-019. The application was deemed complete on December 21, 2021.

SECTION 2. On January 20, 2022, the Planning Commission properly reviewed and considered this matter at a noticed public hearing held on a publicly available, teleconferenced meeting conducted in accordance with AB361 authorizing teleconference meetings during the COVID-19 pandemic. Notices for the public hearing were mailed to surrounding property owners and occupants within a 500-foot radius of the site as well as to Neighborhood Watch groups on January 6, 2022. A notice was posted on the site for a period of at least 28 days, beginning on December 23, 2021. Additionally, a notice was advertised on the City's website and City's Channel 6. The staff report was made available on the City's website on January 13, 2022.

SECTION 3. The project has been analyzed pursuant to the California Environmental Quality Act (CEQA) and determined to be categorically exempt from the provisions of CEQA pursuant to Section 15332 of the CEQA Guidelines (In-Fill Development Projects). Section 15332 exempts in-fill development projects which fit certain criteria and meet all the requirements set forth in the CEQA guidelines. The project is: (a) consistent with the City of West Hollywood Zoning Ordinance and General Plan designations of R3B, including provisions allowing for concessions for providing 100% of the units affordable on-site, exclusive of the proposed manager's unit. As designed, the project is consistent with provisions in the Zoning Ordinance, including provisions allowing for concessions related to providing affordable housing on-site. The General Plan Goal H-3 is to "Encourage a diverse housing stock to address the needs of all socioeconomic

ITEM 11.A. EXHIBIT A

segments of the community” and General Plan Goal LU-9 is to “Encourage multi-family residential neighborhoods that are well maintained and landscaped and include a diversity of housing types and architectural styles”; (b) the site is within the city limits on a site of no more than five acres and is located in an urban area (site is 0.47 acres); (c) the site has no value as habitat for endangered, rare, or threatened species in that it lies within a fully developed urban environment and does not appear to contain any existing native vegetation or canopy trees that are known to provide such habitat; (d) approval of the project would not result in any significant effects relating to traffic, noise, air or water quality. As detailed below in the discussion regarding transportation analysis guidelines based on VMT, there is a less than significant impact with respect to transportation. Although the noise levels in the area would be affected on a temporary basis during construction, the project will be required to adhere to construction period best practices, which are provided in Chapter 9.70 of the WHMC. Additionally, Condition 6.2 indicates permitted construction hours within the City as well as observed holidays when construction is prohibited. Moreover, Condition 6.9 states that the demolition and construction of the project must comply with Air Quality Management District and State of California requirements, including dust control. Prior to construction, the property owner must submit a notarized affidavit accepting all of the conditions of approval and must be recorded with the County Recorder in order for the permit to be effective. Long-term noise impacts are not anticipated as a result of this residential project, as the use is typical for a multi-family zone. The project would not generate significant air or water quality impacts, in that – 50 residential units are smaller in size, scope, and in the extent of construction, than other projects in the city for which no significant air or water quality impacts were found to exist. An on-site stormwater retention and drainage system will be required, as is typical for new projects within the City. Finally, (e) the project can be adequately served by all required utilities and public services.

In December 2020, the City Council adopted updates to its local transportation guidelines pursuant to CEQA. These updates included thresholds and methodology consistent with State Law and the CEQA Guidelines for evaluation of projects for transportation using vehicle miles traveled (VMT). The City of West Hollywood hosts a dense and diverse mix of uses in the city, high walkability, and frequent transit services including Metro and local shuttle, all which contribute to a lower-than-average VMT when compared to the rest of the region. Locating higher density residential developments, such as this one, in an area well-served by transit aligns with the goals of SB-743 to reduce greenhouse gas emissions, air quality impacts, traffic congestion, and noise related to traffic. Pursuant to the updated local guidelines, all development projects are considered to have less than significant transportation impacts unless any of the following are applicable: 1) the project has an FAR of less than 0.75; 2) the project contains more than the required number of parking spaces; 3) the project is inconsistent with the applicable Sustainable Communities Strategy (SCS); 4) the project replaces affordable residential units with fewer moderate or high-income residential units; or 5) the project has the potential for significant regional draw. None of these exclusionary criteria are met for this project. The FAR exceeds 0.75, the project is seeking a parking reduction, the project is consistent with the applicable SCS, the project includes only residential units and would not present a significant regional draw. Therefore, this project is considered to have a less than significant impact with respect to transportation.

Noise levels in the area would be affected on a temporary basis during construction. However, an extensive construction period mitigation plan is a standard requirement prior to building permit issuance to minimize and facilitate response to any problems encountered during construction. Long-term noise impacts are not anticipated as a result of this residential project, as the use is typical for a multi-family zone. Additionally, the subject properties were reviewed for potential historic or cultural significance through a Historic Resources Assessment (HRA) that was completed for all three properties in January 2021 by SWCA Environmental Consultants, a consultant that meets the Secretary of the Interior's Professional Qualification Standards. The HRA was reviewed by City staff and found to accurately describe the existing structures and properly evaluate their potential eligibility for inclusion on the National, State, and Local registers. The HRA confirmed that the properties are not eligible for listing as historic resources under local, state, or national criteria. Therefore, the project will not result in a significant impact on an historical resource for the purposes of CEQA.

SECTION 4. In accordance with Section 19.50.050 of the West Hollywood Municipal Code, the Planning Commission of the City of West Hollywood hereby makes the following findings regarding Demolition Permit 21-0001:

- a. With approval of this resolution, all other applications for discretionary permits necessary for the project to be constructed on site have been approved; and
- b. The existing dwellings units at 1041-1049 Martel Avenue are not designated historic resources, are not being formally considered for this designation, and are not listed on the City's list of potential resources. The existing residential structures were reviewed for potential historic or cultural significance through Historic Resources Assessments, which confirmed that the building continues to be ineligible for listing as a historic resource under local, state, or national criteria, and is not considered as a historical resource for the purpose of CEQA as discussed in detail above in Section 3 of this resolution.

SECTION 5. In accordance with Section 19.48.050 of the West Hollywood Municipal Code, the Planning Commission of the City of West Hollywood hereby makes the following findings regarding Development Permit 21-0001:

- a. The proposed approximately 47,623-square-foot, five-story, 50-unit multi-family residential building with manager's unit is allowed within the subject R3B Zoning District. As conditioned, with the allowed density bonus, additional height, reduced parking, and with the approval of the four requested concessions and two density bonus waivers for providing 100% affordable on-site housing units, pursuant to Chapter 19.22 of the WHMC and State density bonus laws (Gov. Code §65915), the project complies with all applicable provisions of Article 19 of the West Hollywood Municipal Code. The project is located within on-half mile from a major transit stop as defined in subdivision 21155 of the California Public Resources Code. Pursuant to 19.22.050(C)(2)(a) of the WHMC, there shall be no maximum number of units required. Additionally, the project qualifies for four concessions for a 100% affordable

- housing project, which are being granted for: 1) elimination of all private open space requirements; 2) reduction in the common open space requirement on the 1st habitable floor from a minimum 60% to at least 14% and distribution of the remaining approximately 86% within the 2nd and 5th floors; 3) 28% reduction in long-term bicycle parking spaces from 25 spaces to 18 spaces; and 4) 50% reduction in the number of lockable storage spaces from a minimum 100 cubic feet of lockable storage space for each unit to 25 lockable storage spaces for the development. In addition to the four concessions, the project, at the developer's request, is permitted with an additional two stories, and 25.5 feet in height. Furthermore, the project includes two density bonus waivers, pursuant to Government Code Section 65915.e, including one to reduce the front yard setback from the minimum required 30'-2" feet to 11'-0" and a second waiver to eliminate the additional 6'-0" front yard setback for the second and upper stories. The project meets requirements for all other development standards. There are no known Municipal Code violations on the property.
- b. The proposed project can be adequately conditioned so as not to endanger, jeopardize, or otherwise constitute a menace to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed project. The proposed multi-family development is a permitted use in this medium-density residential zone, has been designed to be compatible with the varied architecture of the neighborhood in which it is proposed, and there are no proposed activities that would conflict with nearby residential uses. Chapter 9.70 of the West Hollywood Municipal Code provides an extensive set of requirements for all construction projects, and compliance with these requirements must be demonstrated prior to issuance of a building permit in order to minimize and facilitate response to any problems encountered during construction.
- c. The proposed project is consistent with the objectives, policies, general land uses, and programs of the General Plan. Specifically, the project provides for critical on-site affordable housing in the City. The proposed project is consistent with Land Use Goal LU-9, which states that the City should "encourage multi-family residential neighborhoods that are well maintained and landscaped and include a diversity of housing types and architectural styles." The new building would enhance the quality of the existing multi-family architecture in the neighborhood and provide landscaping both in the front and rear yards; and Land Use Policy LU-9.4 "encourages the creation of smaller and more affordable units via methods including average unit size and minimum density requirements." Additionally, the project is consistent with Housing Goal H-3, which states that the City should "encourage a diverse housing stock to address the needs of all socioeconomic segments of the community." Housing Policies H-3.3 seeks to "continue to implement the Inclusionary Housing Ordinance to ensure that new housing developments expand affordable housing opportunities for lower and moderate-income households" and Housing Policy H-5.1 seeks to "provide incentives where feasible to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards." The project does not have any

extraordinary characteristics that would impede implementation of any portion of the West Hollywood General Plan and the site is not governed by a specific plan.

- d. The new structure is compatible with the scale, bulk, and mass of existing development in the vicinity of the subject property and would not impair the integrity and character of the zoning district in which it is to be located because the subject block contains a mix of building heights, including single-story residences, two- and three-story multi-family buildings. The new structure would reach five stories in height and would be taller than the majority of the buildings on this block of Martel Avenue, as contemplated through application of the available concessions and density bonus waivers under State Density Bonus Law. However, by breaking up the massing and the thoughtful use of materials and landscaping, the project will be compatible with the existing development while providing for critical affordable housing units.

SECTION 6. The West Hollywood Municipal Code Chapter 19.22, in accordance with Government Code 65915, allows for incentives for projects providing on-site affordable housing units. This project includes 100% on-site affordable units, exclusive of a manager's unit. Therefore, the project qualifies for four concessions, pursuant to the WHMC Section 19.22.050 under State Density Bonus Law, Government Code Section 65915(d). The four concessions are as follows:

- a. *Concession 1. Private Open Space:* Waiver of all private open space requirements, pursuant to WHMC Section 19.36.280.A, which requires all multi-family residential projects to provide a minimum of 120 square feet of permanently maintained private open space for each dwelling unit. The project population is greatly served by providing an increase in common open space areas. In lieu of private open space for each of the 50 units, additional 1,900 square feet will be provided to the 2,000-square-foot minimum requirement for common open space within four separate areas throughout the property. It is staff's assessment that the requested concession is appropriate and will result in identifiable and actual cost reduction consistent with what is contemplated by State Density Bonus Law and provides the flexibility to provide a 100% affordable housing project.
- b. *Concession 2. Common Open Space:* Reduction in the portion of common open space required to be located at grade or the level of the first habitable floor, pursuant to WHMC Section 19.36.280.A. A multi-family residential project is required to provide a minimum 2,000 square feet of common open space with a minimum 60% (1,200 square feet) of that open space located at grade or the level of the first habitable floor. As noted in Concession 1 above, the project will provide an additional 1,900 square feet of common open space for a total of 3,900 square feet of common open space. At least 14% (553 square feet) of the common open space will be located at grade level within the lobby courtyard and distribution of the remaining approximately 86% within the 2nd floor podium courtyard (2,063 square feet) and within two 5th floor amenity decks (1,284 square feet). It is staff's assessment that the requested

concession is appropriate and will result in identifiable and actual cost reduction consistent with what is contemplated by State Density Bonus Law and provides the flexibility to provide a 100% affordable housing project.

- c. *Concession 3. Long-Term Bicycle Parking:* 28% Reduction in the number of long-term bicycle spaces required, pursuant to WHMC Section 19.28.150, from 25 spaces (one space per two units) to 18 spaces to be located in a secured bicycle locking facility on the ground floor. The City finds that Concession 3 is appropriate and will result in identifiable and actual cost reduction consistent with what is contemplated by State Density Bonus Law and provides the flexibility to provide a 100% affordable housing project.
- d. *Concession 4. Storage Area:* Reduction of 50% in the number of the lockable storage areas for the development from one storage area for each of the 50 units to one storage area for 25 of the 50 units in the development. Pursuant to WHMC Section 19.36.280.B, a multi-family residential project is required to provide a minimum of 100 cubic feet of lockable storage area for each dwelling unit outside of the unit with a minimum dimension of 30 inches. The proposed 25 lockable storage areas will be located within a storage room in the subterranean parking garage. It is staff's assessment that the requested concession is appropriate and will result in identifiable and actual cost reduction consistent with what is contemplated by State Density Bonus Law and provides the flexibility to provide a 100% affordable housing project.

SECTION 7. Pursuant to California Government Code Section 65915 and separate from the four allowed affordable housing incentives or four concessions for the 100% affordable housing project, an applicant may request an unlimited number of density bonus waivers or reductions of any development standard that would have the effect of physically precluding the construction of the project at the density or with the incentives permitted under the statute. A request for a development standard waiver does not reduce the number of incentives or concessions to which the applicant is otherwise entitled. The two waivers for this project are as follows:

- a. *Density Bonus Waiver 1. Front Yard Setback:* Reduction in the front yard setback from 30'-2" to 11'-0". The front yard setback for a residential development in the R3 zoning district is determined by the average of front yard setbacks of the two structures closest to the front property lines on the two adjacent parcels with a 15-foot minimum and a 30-foot maximum, pursuant to Table 2-3 of WHMC Section 19.06.040. Additionally, if a parcel on either side of the site is not zoned residential, or if the site is a corner lot, the first two adjacent residential lots shall be used for the purposes of calculating the average setback. In this instance, the subject site is abutting a public alley to the north with a commercially zoned site immediately north of the alley. Therefore, the setback for this project is determined by the front setbacks of the two adjacent parcels to the south. The property immediately to the south located at 1039 Martel Avenue maintains a front yard setback of 35'-10" and the property to its south at 1033 Martel maintains a front yard setback of 24'-7" feet. The average front yard setback between the two sites is 30'-2". The

building is designed with massing that is modulated, which breaks down the scale of the building, and which is further modulated with outdoor courtyards and materials changes. The waiver allows the building to be designed with a reduced front yard setback which helps maximize the building footprint to provide a higher quantity and quality of units. The additional area enhances the livability of the units through larger habitable areas and common open spaces and evidences the need for this waiver under the State Density Bonus Law in order to develop the subject site up to its proposed capacity.

- b. *Density Bonus Waiver 2. Front, 2nd & Upper Stories Setback:* Waiver from the required six-foot additional front yard setback for second and upper stories, pursuant to WHMC Section 19.06.040, Table 2-3. The intent of the additional upper story setback is to provide modulation for a project's street frontage. The project achieves this design intent in that the building massing is modulated, which breaks the scale of the building, and which is further modulated with outdoor courtyards and materials changes. Allowing the building relief from the additional setback helps maximize the building footprint to provide a higher quantity and quality of units. The additional area enhances the livability of the units through larger habitable areas and common open spaces and evidences the need for this waiver under the State Density Bonus Law in order to develop the subject site up to its proposed capacity.

SECTION 8. Pursuant to Section 66412.d of the Subdivision Map Act, a Lot Merger involving four or fewer parcels where the adjustment does not result in a greater number of parcels is exempt from the provisions of the Subdivision Map Act. Furthermore, the Act states that the City's review is limited to determination of whether the resulting parcel(s) conforms to the minimum lot size and dimension requirements in the General Plan, Municipal Code, and any applicable Specific Plan. The Lot Merger approved herein involves three legal parcels and results in one legal 20,623-square-foot parcel that meets all applicable size and dimension requirements in the General Plan and Municipal Code. There is no Specific Plan applicable to this site.

SECTION 9. Based on the foregoing findings, the Planning Commission of the City of West Hollywood hereby approves Master Project 21-0005, which includes Demolition Permit 21-0001, Development Permit 21-0001, and Lot Merger 21-0001, including the requested four concessions, and two density bonus waivers, subject to the following conditions:

CONTENTS:

- 1.0 Legal Requirements
- 2.0 Project Description
- 3.0 Affordable / Inclusionary Housing
- 4.0 Fees
- 5.0 Bonds
- 6.0 Demolition/Construction Phase
- 7.0 Building and Safety
- 8.0 Engineering
- 9.0 Landscaping
- 10.0 Design Requirements
- 11.0 Solid Waste and Recycling
- 12.0 Transportation, Parking and Circulation
- 13.0 Information Technology

1.0 LEGAL REQUIREMENTS

- 1.1) This approval shall not be effective for any purpose unless within 90 days of the approval of this permit by the Planning Commission, a duly authorized representative of the owner of the property has filed with the Planning and Development Services Department, a notarized affidavit accepting all the conditions of this permit. Said affidavit and this resolution with conditions of approval shall be recorded with the County Recorder and is binding on successors. If the property owner is a corporation, then an officer of the corporation duly authorized to bind the corporation shall sign the acceptance affidavit. (CHPP)
- 1.2) If any provision of this permit is held or declared by a court of competent jurisdiction to be invalid and such invalidation will result in a material change to the obligations of or the benefits accruing to either the City or the applicant hereunder, the Director may declare the permit to be void and the privileges granted hereunder to have lapsed. (CHPP)
- 1.3) The applicant shall defend, indemnify and hold harmless the City and its agents, employees and officers from any claim, action, or proceeding brought by a third party against the City, its agents, employees or officers and the applicant to attack, set aside, or void any part of this resolution or any permit authorized hereby for the project, including (without limitation) reimbursing the City its actual attorney fees and costs in defense of the Litigation. (CHPP)
- 1.4) Approval of this permit shall expire thirty-six (36) months from the date of approval by the Planning Commission unless significant construction or improvements or the use authorized hereby have commenced. Two (2) more extensions of time for use inauguration may be requested at one (1) year per extension request and the maximum time period for an approved permit or entitlement shall not exceed five (5) years. No extension shall be considered unless requested at least 45 days prior to the expiration date. (CHPP)
- 1.5) In the event that the applicant/operator violates or fails to comply with any of the conditions of approval of this permit, the City may take measures to cure such violations, including but not limited to, revocation of this permit. The applicant shall be required to reimburse the City fully for its costs and expenses, including but not limited to, attorney's fees, in undertaking such corrective action. Reimbursement of enforcement costs shall constitute a civil debt and may be collected by any means permitted by law. If violations of this permit occur, the City shall refrain from issuing further permits, licenses or other approvals until such violation has been fully remedied. (CHPP)
- 1.6) Construction permits for project shall not be issued until this permit is deemed final based on section 19.62.020 of the Zoning Code. (B&S, CHPP)

- 1.7) Plans submitted to the Building and Safety Division for the purpose of processing a demolition/building permit application shall include all the conditions of approval herein attached as a cover sheet and shall include any modifications or notations required herein. (B&S, CHPP)
- 1.8) The granting of this approval by the Planning Commission does not in any way indicate full compliance with applicable provisions of the latest adopted California Building Codes or Los Angeles County Fire Code. Any corrections and or modifications to plans made subsequent to this determination by the Building and Safety Division or the Los Angeles County Fire Department that affect any part of the exterior design or appearance of the project as approved by the Planning Commission, and which are deemed necessary by for Building Code or Fire Code compliance, shall require a referral of the revised plans back to the Planning Division for any necessary additional review pursuant to WHMC Section 19.62.070 prior to the issuance of any permit in connection with those plans. Any major changes, as determined by the Director, may be approved by the Planning Commission pursuant to the WHMC. (B&S, CHPP)
- 1.9) Per Section 19.48.060 of the West Hollywood Municipal Code, dwelling units within the city are intended for long-term occupancy, as reflected by the definition of dwelling unit in Section 19.90.020. As such, no part of any dwelling unit in the project may be used as corporate housing or in violation of the City's short-term rental ordinance. (Code Compliance)
- 1.10) The applicant shall include in all apartment leases a clause, the content and form of which shall be approved by the City Attorney, that all apartment units shall be for long-term basis with a minimum rental lease of no less than one year (or for any term less than one year, that the lease makes the unit his or her domicile as defined in California Elections Code Section 349.b). The lease shall also include that no part of any apartment unit in the project may be used as corporate housing or short-term rental as set forth in Sections 19.36.331 and 19.48.060 of the WHMC. (CHPP)
- 1.11) Prior to issuance of building permits, the applicant shall perform a lot merger to combine Assessor Parcel Numbers 5531-022-017, 5531-022-018, and 5531-022-019 into one project site, and shall provide proof of recording the Certificate of Compliance to the satisfaction of the Director of Planning & Development Services. (CHPP, B&S)

2.0 PROJECT DESCRIPTION

- 2.1) This permit is for the demolition of seven dwelling units on three contiguous parcels, lot merger of three said parcels to be combined into a single 20,623-square-foot parcel, and construction of a new five-story, 50-unit, 100% affordable multi-family residential building with supportive housing and one level of subterranean parking garage located at 1041-1049 North Martel Avenue. (CHPP)
- 2.2) The project is approved with the following incentives for providing 100% on-site affordable housing:
 - a) Density Bonus: project is designed to provide 50 dwelling units, including one manager's unit. The project is permitted with a density bonus of 278% or 32 units above the R3B allowed base density of 18 units. Per WHMC Section 19.22.050.C.2, there is no maximum residential unit density for a project that provides 100% of the units as permanently dedicated affordable housing, exclusive of a manager's unit.
 - b) Additional Stories in Height: consistent with WHMC Section 19.22.050.C.2.c, the project is approved with two additional stories above the three stories allowed in the R3B zoning district for a total of five stories.
 - c) Parking Spaces: consistent with WHMC Section 19.22.050.C.2.d, the project is approved without any required parking spaces and designed to provide 19 parking spaces.
 - d) Concession 1: the project is approved with the elimination of the minimum 120 square feet private open space requirements for all units in Section 19.36.280.2.

- e) Concession 2: the project is approved with the reduction in the minimum common open space requirement in Section 19.36.280.A.2 to be located at grade or the level of the first habitable floor from 60% (1,200 square feet) to at least 14% (553 square feet) located at grade level within the lobby courtyard.
 - f) Concession 3: the project is approved with a 28% reduction in the number of long-term bicycle spaces required in Section 19.28.150.A from 25 spaces to 18 spaces.
 - g) Concession 4: the project is approved with a 50% reduction in the number of lockable storage areas in Section 19.36.280.B.8 from 50 spaces to 25 spaces.
 - h) Waiver 1: the project is approved with a reduction in the front yard setback in Table 2-3 of Section 19.06.040.B from 30'-0" to 11'-0".
 - i) Waiver 2: the project is approved with the elimination of the six-foot additional front yard setback for second and upper stories in Table 2-3 of Section 19.06.040.B.
- 2.3) This approval is for those plans reviewed and approved by the Planning Commission at its meeting of January 20, 2022. A copy of said plans shall be maintained in the files of the City's Current and Historic Planning Division. The project shall be developed and maintained in substantial conformance with said plans, except as otherwise specified in these conditions of approval. (CHPP)

3.0 AFFORDABLE / INCLUSIONARY HOUSING

- 3.1) This project shall provide 100% affordable units to persons of low and very low income, exclusive of the manager's unit. (CHPP, RSHD)
- 3.2) All units shall continuously be made available as affordable units designated herein for the useful life of the improvements constituting the project. (RSHD)
- 3.3) Prior to the issuance of demolition/building permits, the applicant/landlord must meet all requirements for tenant relocation under the Rent Stabilization Ordinance or show evidence of how the units otherwise became vacant on properties that involve demolishing or any work requiring the removal of tenants. (RSHD)
- 3.4) Prior to the issuance of demolition/building permits and pursuant to the California Government Code Sections 7060-7060.7 (Ellis Act) and WHMC Section 17.52.010.15, the property must be withdrawn from the rental market and all requirements of WHMC 17.52 including, but not limited to, payment of relocation fees, and prohibition against tenant harassment and constructive eviction must be followed. (RSHD)

4.0 FEES

- 4.1) Prior to issuance of demolition/building permits, the applicant shall pay the Transportation Facilities and Programs Fee of \$447.92 x net increase in dwelling units to the City of West Hollywood, or the fee in effect at the time that building permits are issued. (CHPP)
- 4.2) Prior to the issuance of demolition/building permits, the applicant shall pay a Waste Water Mitigation Fee of \$150 to offset any net increase in waste water outflow. (Engineering)
- 4.3) Prior to the issuance of demolition/building permits, the applicant shall pay the connecting fee to the Districts' Sewerage System. This connection fee is required to construct an incremental expansion of the Sewerage System to accommodate the proposed project. (B&S)

- 4.4) Prior to the issuance of demolition/building permits, the applicant shall pay Engineering Plan Check Fees. These include, but may not be limited to, fees for the review of off-site grading plans, off-site landscaping plans, off-site utility plans, street improvement plans, construction mitigation plans, tentative maps, and final maps. In the event the fee schedule is revised by the City Council, all fees shall be recalculated so that they are based on the revised fee schedule in effect at time building permits are obtained. (Engineering)
- 4.5) Prior to the issuance of demolition/building permits, the applicant shall pay a plan check fee of \$749.00 for review of Public Landscape and Trees (Cost Per Page) and a \$749.00 plan check fee that is required to be paid for the re-review of plans for the 3rd and subsequent plan check for Public Landscape and Trees (Per Plan Check). Fee must be paid to the Department of Public Works. (Facilities and Field Services)
- 4.6) Prior to the issuance of demolition/building permits, the applicant shall pay the Los Angeles Unified School District Developer Fees. (B&S)
- 4.7) Prior to the issuance of demolition/building permits, any pending development, permit, or public noticing fees shall be paid. (B&S)
- 4.8) In the event the fee schedule is revised by the City Council, all development fees and exaction fees shall be recalculated so that they are based on the revised fee schedule in effect at the time building permits are obtained. (CHPP)
- 4.9) Prior to the approval of Subdivision Map, the applicant shall pay Engineering Plan Check Fees. These include, but may not be limited to, fees for the review of off-site grading plans, off-site landscaping plans, off-site utility plans, street improvement plans, construction mitigation plans, tentative maps, and final maps. In the event the fee schedule is revised by the City Council, all fees shall be recalculated so that they are based on the revised fee schedule in effect at time building permits are obtained. (Engineering)

5.0 BONDS

- 5.1) Performance of all the conditions shall be secured and guaranteed by the posting of a bond or by some other security instrument approved by the City in the amount of 10% of the building valuation. The security instrument shall be posted with the City upon issuance of demolition/building permits and shall be held until all the conditions have been fulfilled. When a payment is made to the City, it shall be held in an interest-bearing account (with interest inuring to the applicant). In the event applicant fails to satisfy any one or more of all the conditions and persists and fails to do so upon written notice from the City, the City may, without further notice, fulfill the conditions and draw upon the document to reimburse the City for any costs or expenses incurred in so doing. This shall be in addition to any other remedy provided under this permit or by law. (Finance)
- 5.2) If at any time applicant fails or refuses to comply with or violates any of the conditions upon demand of City, applicant shall post a cash bond with City in an amount specified by the City to guarantee and secure such compliance in the event of a future violation. City shall have the right to issue a stop work order, which shall not be lifted until the bond is posted; moreover, no other permit of any kind shall be issued unless and until such bond is posted. The bond shall be held by City in an interest-bearing account with interest inuring to applicant for as long as compliance with any of the conditions is required. City may, without notice to applicant, fulfill the conditions and draw upon the bond to reimburse the City for any costs or expenses incurred in so doing. This shall be in addition to any other remedy provided under this permit or by law. After three substantial code violations, the City will hire a third party to monitor the site until all of the conditions are brought into compliance. The City may, without notice to the applicant, draw upon the bond to pay the costs of hiring the third party. (Code Compliance)

- 5.3) Prior to the issuance of demolition/building permits, the applicant shall post with the City a security instrument securing and guaranteeing construction of all proposed public right-of-way improvements. The security instrument shall be a bond, or some other security instrument approved by the City, in an amount of 100% of the improvements valuation. The security instrument shall be held until all the improvements have been constructed to the satisfaction of the City. All improvements shall be constructed prior to issuance of Certificate of Occupancy. In the event applicant fails to construct any one or more of all the improvements to the satisfaction of the City, and persists and fails to do so upon written notice from the City, the City may, without further notice, cause the construction of the improvements through other means and draw upon the document to reimburse the City for any costs or expenses incurred in so doing. This shall be in addition to any other remedy provided under this permit or by law. (Engineering)

6.0 DEMOLITION/CONSTRUCTION PHASE

- 6.1) A laminated copy of the conditions of approval shall be posted on-site during the construction phase. (B&S)
- 6.2) Prior to issuance of demolition/building permits, a sign shall be provided on the construction site with minimum dimensions of four feet by four feet, with lettering no less than two inches in height on a contrasting background, visible and readable from the public right of way stating the following:
- a) Job site address
 - b) Name and phone number of project owner or owner's representative
 - c) Name and phone number of the general contractor and/or on-site superintendent (both if not the same person).
 - d) Anticipated start date and duration of the demolition/construction activities.
 - e) Construction hours:
 1. Monday through Friday 8:00 AM to 7:00 PM
 2. Saturday interior work only 8:00 AM to 7:00 PM
 3. No construction activities on Sundays or the following holidays: New Year's Day, Martin Luther King, Jr. Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, the day after Thanksgiving, and Christmas Day.
 - f) No equipment staging or start-up, material deliveries, or personnel arrivals before 8:00 AM Monday through Saturday.
 - g) To report violations to the City of West Hollywood call the Code Compliance Hotline at (323) 848-6516. (B&S)
- 6.3) An on-site construction manager shall be onsite at all times while construction is underway. (B&S)
- 6.4) Sidewalks and streets shall be kept clean and passable during all phases of construction, to the satisfaction of the City Engineer. Temporary sidewalks shall be constructed, or alternative passage for pedestrians shall be provided based on construction, should the existing sidewalk need to be closed during construction. (Engineering)
- 6.5) The streets and sidewalks in the immediate vicinity of the project shall be cleaned and swept throughout the day to prevent any trash, waste, or other construction debris from entering the storm drain system. (Code Compliance)
- 6.6) Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions. (Code Compliance, B&S)
- 6.7) All construction shall take place in a manner that complies with Chapter 9.70 (Construction Management) of the West Hollywood Municipal Code. (Code Compliance)

- 6.8) Provide a construction fence with screening, minimum 6'-0" high, around the property prior to start of demolition. Construction fencing shall be setback a minimum of one (1) foot from the property line at the sidewalk unless approved otherwise by the Building Official or through an encroachment permit. (CHPP, Code Compliance, B&S)
- 6.9) During the demolition of the buildings and new construction, all Air Quality Management District and State of California requirements, including dust control, shall be met. (Code Compliance)
- 6.10) During the demolition of the buildings and new construction, the site shall be maintained in a safe manner so as not to threaten the public health, safety, or general welfare. (Engineering)
- 6.11) Mobile food service vendors shall only be permitted to visit the construction site during the permitted hours of construction activities cited in Condition 6.2. (Code Compliance)
- 6.12) In the event of an emergency or disaster, the applicant, or any of the project contractors or subcontractors, shall allow the City to use any heavy equipment associated with the project for the purpose of assisting in emergency or disaster relief efforts. (Public Safety, B&S)
- 6.13) A sign with a minimum dimension of two feet by two feet, with lettering no less than two inches in height on a contrasting background, visible and readable from the public right of way shall be posted on the site at least three days prior to the start of demolition/construction stating the following:
 - a) Demolition/construction activity on this property is anticipated to begin on (day/date) and anticipated length of construction period (months).
 - b) Contact information including name and phone number of project owner or owner's representative. (CHPP, B&S)
- 6.14) Prior to issuance of any demolition/building permits, the applicant shall submit to the Director a plan that addresses public outreach with the surrounding neighborhood during the life of the project construction. The outreach shall include ongoing dissemination of information regarding the status of the project, the short term and long-term schedule, up-to-date information regarding planned road closures, extended hours work, power outages, or other highly impactful/ disturbing work that takes place. The information can be provided to the neighborhood via a dedicated webpage, a weekly/biweekly email campaign, or any other method to distribute the requisite information to nearby residents, businesses, and City staff. (CHPP)
- 6.15) A neighborhood meeting shall take place at least two weeks prior to any demolition or construction activities commencing. Written notification of the meeting shall be provided at least one week in advance to all properties on the block and any others within 100 feet of the site. The purpose of the meeting will be to address any concerns the neighbors may have about the day-to-day construction activities and to collect the contact information of anyone that may want to be notified of high impact activities. (CHPP, Code Compliance)
- 6.16) All demolition and construction work within the public right-of-way shall only be approved via an Encroachment Permit issued from the Department of Public Works. An Encroachment Permit must be issued prior to commencement of any activities affecting the public right-of-way. Prior to issuance of any Encroachment Permit, the applicant shall submit plans and details, in conformance with the standards, and to the satisfaction of, the City Engineer, detailing any work within the public right-of-way. These activities may include, but are not limited to:
 - a) Excavation, Demolition, or Construction of hardscapes, landscape, utilities, trees, lighting & signals
 - b) Staging of haul trucks, haul routes, site clean up
 - c) Bins – dumpsters, haul trucks
 - d) Office – construction office in public right of way
 - e) Material Deliveries
 - f) Material Storage
 - g) Concrete Pours – staging of trucks, clean out, clean up

- j) Worker Parking
 - i) Construction Equipment – crane, gunite, equipment, scaffolding, etc.
 - j) Traffic and Pedestrian Management Safety Plan at Project
 - k) Public Improvements, Sidewalk, Curb, Gutter, Driveways. (Engineering)
- 6.17) The applicant shall provide a demolition plan indicating the structures that will be removed, include the square footage, construction type, use and number of stories. Review and approval from the SCAQMD shall be obtained prior to the issuance of a demolition permit. (B&S)
- 6.18) Construction workers shall not park on any street within West Hollywood and shall utilize off-street parking secured by the contractor until the on-site parking is completed and is able to be used. (CHPP, Code Compliance)
- 6.19) Prior to the issuance of demolition/building permits, the following documents shall be submitted for review and approval:
- a) A construction parking plan showing where the workers will park or the means and methods used to get workers to and from the construction site;
 - b) A haul route plan showing the routes that will be used for the delivery of materials and equipment;
 - c) A construction schedule showing the approximate dates and duration of the following construction activities:
 - i. Demolition
 - ii. Any periods of planned vacancy
 - iii. Excavation
 - iv. Grading
 - v. Foundation
 - vi. Framing
 - vii. Mechanical, Electrical, and Plumbing
 - viii. Finish Work
 - ix. Landscaping (Code Compliance)
- 6.20) Prior to issuance of the demolition/building permit, the applicant shall submit to the Environmental Programs Coordinator a Demolition and Construction Debris Recycling Plan, which indicates where select demolition debris is to be sent for recycling. To the maximum extent possible, all demolition debris and construction waste must be recycled. The Plan will be subject to review and approval by the City. The plan shall list the material to be recycled and the name, address, and phone number of the facility or organization that will accept the materials. The applicant shall pay Environmental Services Plan Check Fees. This includes, but may not be limited to, fee for the review storm water pollution prevention plans and recycling plans for construction/demolition. (Environmental Services)
- 6.21) Prior to issuance of any demolition/building permits, the applicant shall submit to the satisfaction of the City Engineer a plan for placement of any dumpsters, bins, stockpiles, construction equipment or any other items which will impact the public right-of-way. (Engineering)
- 6.22) Any demolition debris is to be hauled away only by a hauler permitted to operate in West Hollywood. For a list of permitted haulers, contact the Environmental Services Coordinator. (Environmental Services)
- 6.23) Prior to issuance of the Certificate of Occupancy, the applicant shall submit to the Environmental Services Coordinator recycling manifests from all disposal sites, recycling sites and landfills that accepted demolition, excavation and/or general construction waste and recycled materials from this site. (Environmental Services)
- 6.24) All utilities, building systems, and appurtenances shall comply with the following requirements:
- a) Shall be underground from the source point to the structure,

- b) Shall be concealed within building walls and structure,
 - c) Any exterior appendages shall conform to the architectural design of the approved building;
and
 - d) Any modifications to the above requirements will require prior planning approval.
- 6.25) Existing trees in the public right of way shall be protected at all times during construction with construction fencing or other approved measures. The tree protection zone shall be maintained and irrigated throughout. (Facilities and Field Services)
- 6.26) No debris, soil, or other materials shall be placed or deposited within the tree protection zone or around or on tree(s) located within the public right of way. This includes the posting of signs using screws, nails or wire. (Facilities and Field Services)
- 6.27) Tree growing in the Public Right of Way shall be protected at all times from construction traffic and vehicular ingress / egress to the property by placing trench plates of plywood to prevent soil compaction. (Facilities and Field Services)
- 6.28) In the unlikely event that archaeological or paleontological resources are unearthed during construction, applicable regulatory requirements pertaining to the handling and treatment of such resources shall be followed. If archaeological or paleontological resources are identified, as defined by Section 21083.2 of the Public Resources Code, the site shall be required to be treated in accordance with the provisions of Section 21083.2 of the Public Resources Code. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. (CHPP)
- 6.29) In the event that archaeological resources of Native American origin are identified during Project construction, a qualified archaeologist should consult with the City to begin Native American consultation procedures. As part of this process, it may be determined that archaeological monitoring may be required; a Native American monitor may also be required in addition to the archaeologist. (CHPP)

7.0 BUILDING AND SAFETY

- 7.1) The subject property shall be served by on-site underground utilities to the satisfaction of the City. (B&S)
- 7.2) All structures shall conform with the requirements of the City of West Hollywood Building and Safety Division. (B&S)
- 7.3) The project shall be developed and maintained in compliance with requirements of the Los Angeles County Health Department. Adequate water and sewage facilities shall be provided to the satisfaction of the Health Department. (B&S)
- 7.4) The structure(s) shall be designed to comply with the California Green Building Standards. (B&S)
- 7.5) The project shall be designed to comply with the City's Building Code, using Seismic Source Type A. (B&S)
- 7.6) Prior to submittal to the Building Division for plan check, the applicant shall submit a grading plan prepared by a California licensed engineer. (B&S)
- 7.7) Prior to submittal to the Building Division for plan check, the applicant shall incorporate the West Hollywood Green Building Program score document on the submittal plans. (B&S)

- 7.8) A Geotechnical report will be required to be submitted to the City Geologist for review. The Geotechnical report shall be reviewed and approved by the City Geologist prior to submittal to Building and Safety for Plan Check Review. (B&S)
- 7.9) Prior to issuance of demolition/building permits, plans and supporting information must be submitted to and approved by the Building and Safety Division prior to performing any operation which will disturb or expose soil, as follows:
- a) For sites involving less than 2 acres of disturbed area, an Owner's Certification must be prepared.
 - b) For sites on hillsides, or those with at least 2 acres of disturbed area, but less than 5 acres, a Local Storm Water Pollution Prevention Plan (SWPPP) must be prepared.
 - c) For sites with more than 5 acres of disturbed area, a SWPPP must be prepared and the Contractor must provide evidence to the Building and Safety Division that a Notice of Intent (NOI) has been submitted to the appropriate state agency.
 - d) If work will be completed on the project between October 1 and April 15, a Wet Weather Erosion Control Plan must be prepared. The preparation, submittal and adherence to all City requirements are the responsibility of the Contractor. (B&S)

8.0 ENGINEERING

- 8.1) Prior to the issuance of demolition/building permits, the applicant shall submit an existing survey of the property and adjacent public right-of-way, signed and stamped by a California licensed surveyor. Survey shall be recent and document the site as it is currently. Survey shall be prepared based on a title report of the property and include all easements. (Engineering)
- 8.2) Prior to the issuance of demolition/building permits, the applicant shall submit a Street and Parkway Improvement Plan, prepared by a licensed civil engineer registered to practice in the State of California, showing all demolition and construction work within public rights-of-way. The plan shall be prepared in conformance with the "Manual for Preparation of Plans – Street and Parkway Improvements". The plan shall be submitted with the demolition/building permit's first plan check submittal. (Engineering)
- 8.3) Prior to the issuance of Certificate of Occupancy, the applicant shall replace any damaged or off-grade roadway pavement along the property frontage on Martel Avenue, to the satisfaction of the City Engineer. (Engineering)
- 8.4) Prior to the issuance of Certificate of Occupancy, the applicant shall construct the following: The entire roadway pavement along the property frontage on the Public Alley shall be replaced from right-of-way line to right-of-way line. A longitudinal gutter shall be constructed down the center of the Public Alley. The entire roadway pavement along the property frontage on Martel Ave shall be ground and overlaid from gutter to gutter. The entire Public Alley intersection approach at Martel Ave shall be replaced. All curbs, gutters, driveways, and sidewalks along the property frontage on Martel Ave shall be replaced. The new sidewalk shall be 5 feet wide and placed adjacent to the public right-of-way line. Public right-of-way landscaped parkways shall be installed between the new sidewalk and curb along the property frontage on Martel Ave. An irrigation system capable of providing sufficient amount of water to trees and landscape planted in the public right of way shall be installed and maintained by the property owner. (Engineering)
- 8.5) Any excavation (utility cuts, etc.) made into recently repaved roadway pavement shall require, prior to the issuance of Certificate of Occupancy, resurfacing of the roadway pavement with pavement material, and to the limits and extents, as determined by the City Engineer, to the satisfaction of the City Engineer. (Engineering)

- 8.6) The proposed driveway width “w” dimension shall not exceed 18’. The location and design of any driveway access point to the subject property shall be reviewed and approved by the City Engineer during review of the Street and Parkway Improvement Plan. Unused driveway approaches shall be removed and replaced with full height curb, gutter, sidewalk, and parkway to match the adjacent area. (Engineering)
- 8.7) Prior to the issuance of demolition/building permits, the applicant shall pay directly to the Public Works Department a Parking Space Elimination Fee of \$20,000 for the elimination or loss of every on-street public parking space caused by the applicant’s development. (Engineering)
- 8.8) Prior to the issuance of Certificate of Occupancy, the applicant shall repaint/reinstall all curb markings and all street striping, markings, and markers along the property frontage on Martel Avenue, to the satisfaction of the City Engineer. (Engineering)
- 8.9) Prior to the issuance of Certificate of Occupancy, the applicant shall install public street trees along the property frontage on Martel Ave, to the satisfaction of the City Engineer. Tree locations, species type, and installation construction shall be in compliance with the requirements of the Facilities Department and the City Engineer. (Engineering, Facilities and Field Services)
- 8.10) Prior to issuance of Certificate of Occupancy, the applicant shall relocate any utilities that conflict with or impede the ability to install or relocate street trees in the parkway. (Engineering)
- 8.11) Prior to the issuance of Certificate of Occupancy, the applicant shall provide sufficient public fire hydrant facilities, to the satisfaction of the Fire Department. (Engineering)
- 8.12) Prior to the issuance of Certificate of Occupancy, the applicant shall provide sufficient water service (irrigation, domestic, fire) from the public water system to the applicant’s parcel, to the satisfaction of the City Engineer. (Engineering)
- 8.13) Prior to the issuance of Certificate of Occupancy, the applicant shall provide sufficient sewer service from the applicant’s parcel to the public sewer system, to the satisfaction of the City Engineer. (Engineering)
- 8.14) Prior to the issuance of demolition/building permits, the applicant shall submit to the satisfaction of the City Engineer, a sewer capacity study for the proposed project, or an update to a previously submitted sewer capacity study if the report is older than one year from the date of permit issuance. The study shall demonstrate there is sufficient available capacity in the downstream sewer system for the proposed project, or should existing capacity not be sufficient, the study shall identify mitigations to the downstream sewer system that will accommodate the increase in sewer flow. Prior to issuance of Certificate of Occupancy, the applicant shall construct any mitigations necessary, to the satisfaction of the City Engineer. (Engineering)
- 8.15) Prior to the issuance of Certificate of Occupancy, the applicant shall provide sufficient storm water drainage conveyance from the applicant’s parcel to the public storm drain system, to the satisfaction of the City Engineer. (Engineering)
- 8.16) The applicant shall be aware that excavation/grading operations may encounter groundwater both during construction and/or post construction and the discharge of any groundwater into the street gutter will not be allowed. (Engineering)
- 8.17) A General NPDES (National Pollutant Discharge Elimination System) Permit may be required by the State of California Regional Water Quality Control Board (RWQCB) for any discharge of on-site groundwater (pumped from subterranean areas) to the public storm drain system. It is the applicant’s responsibility to confer with the RWQCB regarding NPDES compliance for the site. (Engineering)

- 8.18) Drainage of storm water, dewatered groundwater, or any other NPDES Permitted discharge from the subject property shall be disposed of under the sidewalks in a manner satisfactory to the City Engineer. On-site drainage systems shall outlet directly into the adjacent public storm drain system. If no system is currently adjacent to the property, the applicant shall construct an extension of the nearest public storm drain system to reach the applicant's frontage and facilitate the connection. Connection to Los Angeles County systems or Los Angeles City systems shall also be in compliance with any required permits of the jurisdictional agency. A drainage plan shall be submitted to the City Engineer and approved prior to issuance of demolition/building permits. Discharges to the street gutter which create a public safety nuisance will not be allowed. (Engineering, Environmental Services)
- 8.19) All work within the public right-of-way, such as, but not limited to, roadway pavements, curbs, gutters, sidewalks, driveways, curb ramps, curb drains, parkways, and street trees shall be designed and installed to the satisfaction of the City Engineer. (Engineering)
- 8.20) All utility systems shall meet the requirements of the respective agency. (Engineering)
- 8.21) No doors, windows, gates, or equipment panels/doors shall swing open across the public right-of-way line. (Engineering)
- 8.22) The Contractor shall reduce the discharge of pollutants in storm water runoff to the maximum extent practicable by the effective implementation of appropriate Best Management Practices, including, but not limited to:
- a. Spills and leaks must be cleaned up immediately.
 - b. Vehicles and equipment must be refueled in a designated area.
 - c. Vehicles and equipment must be washed at a facility that is self-contained, covered, equipped with a clarifier or other pretreatment facility, and properly connected to a sanitary sewer.
 - d. Exposed piles of soil, debris and construction materials must be covered with plastic sheeting or equivalent if rain is predicted.
 - e. Materials must not be stored or deposited on surfaces that drain to streets, storm drains or channels.
 - f. Gravel approaches must be used at ingress and egress points where truck or vehicular traffic is frequent.
 - g. Regular self-inspections of structural BMPs must be made to ensure their proper operation.
 - h. Employees and subcontractors must be trained about the causes of storm water pollution and preventative measures. Educational materials are available from the Planning Division. (Environmental Services)
- 8.23) Prior to the issuance of demolition/building permits, plans and supporting information must be submitted to and approved by the Building and Safety Division prior to performing any operation which will disturb or expose soil, as follows:
- a) For sites involving less than 1 acre of disturbed area, an Owner's Certification Form (OC-1 Form) must be prepared.
 - b) For sites with more than 1 acre of disturbed area, a SWPPP must be prepared and the Contractor must provide evidence to the Building and Safety, and Engineering Divisions that a Notice of Intent (NOI) has been submitted to the appropriate state agency.
- 8.24) A Low Impact Development (LID) Plan must be incorporated into the project design and will require a detailed review and approval by the City prior to the issuance of the building permits. This plan must specify the various infrastructure components and Best Management Practices (BMPs) for the project post construction which will control/prevent non-storm water discharges. The project is 5,000 square feet or more and falls into one of the MS4 LID Categories. The project is subject to the provisions of the Municipal Separate Storm Sewer System permit (MS4) issued by the Los Angeles Regional Water Quality Control Board. (Environmental Services)

- 8.25) The project shall be designed to meet the requirements for solid waste storage as outlined in Solid Waste and Recyclable Materials Storage, Zoning Ordinance - Section 19.20.180. For design parameters, and solid waste design requirements, please visit our Construction and Development Information web page: <https://www.weho.org/city-government/city-departments/public-works/environmental-services/construction-and-development-information> (Environmental Services)
- 8.26) Waste Collection and Operations Plan Required. Each new multi-family, non-residential, and mixed-use project shall develop and implement a waste collection and operations plan in compliance with regulations provided by the Director of Public Works. The plan shall include sufficient information for a complete understanding of the proposed waste collection and operations. At minimum, the plan shall address the frequency of collection, the appropriate service levels and logistics, the loading requirements, the projected waste volume, and the storage space allocation for solid waste, recycling, and organics collection. The plan shall be submitted as part of the land use and development permit application subject to review and approval by the Director of Public Works. (Environmental Services)

9.0 **LANDSCAPING**

- 9.1) The proposed project shall comply with all requirements of the City of West Hollywood's Model Water Efficient Landscape Ordinance (MWELO). Prior to issuance of a building permit, the final MWELO Landscape Documentation Package, included as part of the MWELO Toolkit, shall be submitted for review and approval at the Building Permit Final Inspection. *Landscape plans shall:*

- a. Label each hydrozone
- b. Identify each hydrozone as low, moderate, high water, or mixed water use
- c. Identify recreational areas, areas solely dedicated to edible plants, areas irrigated with recycled water, type and surface area of water features, impermeable and permeable hardscape, and any infiltration systems.
- d. Demonstrate that plant selections meet evapotranspiration requirements and turf limitations.

Plans shall be prepared by a landscape architect or landscape contractor licensed by the State of California. (CHPP)

- 9.2) All landscaping shall be served by a permanent weather-based or soil-moisture based irrigation system that meet the requirements set forth by MWELO. *Irrigation plans shall show the:*

- a. Location and size of separate water meters for landscape
- b. Location, type, and size of all components of the irrigation system
- c. Static water pressure at the point of connection to the public water supply
- d. Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station.

Automatic controllers shall be set to water between 5:00 p.m. and 9:00 a.m. to reduce evaporation. (CHPP)

- 9.3) All landscaping and planting within paved areas shall be contained within a curbed area or planter box, planter island, and other containers which are designed so as not to create hazards or hinder drainage. (CHPP)

- 9.4) All landscaped areas shall be protected from vehicular damage by raised concrete or other curbing of at least six (6") inches in height. (CHPP)

- 9.5) All landscaping and planting areas shall be continually maintained in good condition and kept watered, cleaned and weeded. Dead or dying plant material shall be replaced. This shall be consistent with the approved landscape plan for projects that have an approved plan. Landscape and hardscape areas shall be kept free of trash and debris. (Code Compliance)
- 9.6) If bamboo is included in the landscape plan, a clumping type bamboo shall be used with an appropriate root barrier system. Running type bamboo shall not be used. (CHPP)
- 9.7) Prior to issuance of a building permit, the final MWELo Landscape Documentation Package, included as part of the MWELo Toolkit, shall be approved by the Planning and Development Services Director. (CHPP)
- 9.8) There shall be no fences, walls, or hedges within the first 18" from the front property line. Landscaping shall not exceed 18" in height within the first 18" from the front property line. (CHPP)
- 9.9) The conditions of development require that a "Street and Parkway Improvement Plan" be submitted to show all work in the public right-of-way. The applicant is required to submit fully dimensioned landscape improvement plan sheets showing the appropriate streetscape and landscape improvements as required by the Facilities and Field Services Division as a part of the "Street and Parkway Improvement Plan". These plans shall be approved by the Division prior to the issuance of building permits. These plan sheets shall include all street tree and landscape work within the public right-of-way and are to be submitted as part of your submittal package. Guidelines on what to include in the plan can be found on the City's website, www.weho.org. Click on City Hall, then City Divisions, then to Engineering, and finally Development Services. Download the document titled Street and Parkway Improvement Plan Guidelines. The plan sheet(s) shall be labeled "Street and Parkway Improvement Plan" and be reflected as such on the sheet index. Submitted plans must be signed and stamped by a Civil Engineer, licensed to practice in the State of California. Submitted plans shall be consistent with the Architectural and Landscaping plan sheets. (CHPP, Facilities and Field Services)
- 9.10) Existing trees in the public right of way (4) *Washingtonia robusta* (Mexican Fan Palm) Trees and (2) *Platanus racemosa* (Sycamore) trees shall be protected in place. The City has identified these public street trees adjacent to the proposed project that are to be protected and remain as part of the public landscape. The City, at its discretion, may require a Tree Protection Plan to be prepared by an arborist certified by the International Society of Arboriculture and/or an arborist registered with the American Society of Consulting Arborists at the owner's expense and be submitted to the City for consideration. The Tree Protection Plan shall identify "tree protection zones" and contain measures designed to protect the public trees during construction such as fencing or other approved measures. It shall also contain measures to ensure the ongoing health and condition of the trees. The tree protection zone shall be maintained throughout the project. (Facilities and Field Services)
- 9.11) Owner / Applicant shall be responsible for the planting and establishment of (2) 48" Box *Platanus racemosa* (California Sycamore) trees in the Public Right of Way along Martel in front of 1041. Tree planting shall be evenly spaced within the parkway and according to the City of West Hollywood planting guidelines. All proposed planting shall be to the satisfaction of the City's Facilities and Field Services Division. Placement of the tree(s) will be determined by the Division Manager and will be designated on the Street and Parkway Improvement Plan. (Facilities and Field Services)
- 9.12) No trimming of trees located in the public right of way shall be permitted. No trimming of tree roots shall be permitted. If any conflict exists between construction and existing City street trees, the contractor will contact City's Facilities and Field Services Division at 323-848-6339 for resolution. (Facilities and Field Services)
- 9.13) No protective root barriers are to be installed on trees located in the public right of way. (Facilities and Field Services)

- 9.14) Owner is responsible for notifying the Facilities and Field Services Division when demolition / construction permits are issued. City staff will inspect to ensure that appropriate tree protection measures are in place. Failure to do so may result in Contractor / Builder needing to post a bond with the City of West Hollywood as insurance against tree failure. (Facilities and Field Services)
- 9.15) Owner shall install and maintain an irrigation system capable of providing sufficient amount of water to the trees planted in the Public Right of Way. (Facilities and Field Services)
- 9.16) All water features shall conserve and recycle water. (CHPP)
- 9.17) All planting beds above a subterranean garage that is required to satisfy the permeability requirement of the Zoning Ordinance shall contain a minimum of three feet of soil directly on the ground. (CHPP)
- 9.18) Through the development process Should space become available for the planting of new Street Trees the applicant shall be required to do so according to City Standard Park Way improvement guidelines planting size and species of tree shall also be determined by the City. The plan shall show the number, species and size of tree(s) proposed to be planted in the parkway and/or tree wells along. All proposed planting shall be to the satisfaction of the City's Facilities and Field Services Division. Placement of the tree(s) will be determined by the Division Manager and will be designated on the Street and Parkway Improvement Plan. (Facilities and Field Services)

10.0 DESIGN REQUIREMENTS

- 10.1) Exterior color and material samples, along with final construction plans for the project, shall be subject to the review and approval of the Planning and Development Services Director prior to issuance of building permits. (CHPP)
- 10.2) Parking space(s) shall be developed with equipment necessary for providing electric vehicle recharging capabilities as per Section 19.28.170 of the Zoning Ordinance. These facilities shall be included in the final construction plans for the project. (CHPP)
- 10.3) Glass on the façade at and near the street level shall be clear and untinted. Mirrored, tinted or reflective glass shall not be used except as an architectural or decorative element. (CHPP)
- 10.4) All gutters and downspouts shall be internal. If external gutters and downspouts are approved by the Planning and Development Services Director or Planning Commission, they shall be integrated into the building design and shown clearly on the building elevations. All vents, including for mechanical, plumbing and fireplaces shall be detailed in accordance with the building design and shown clearly on exterior elevations and roof plan. (CHPP)
- 10.5) The project shall comply with green building requirements in Zoning Ordinance Section 19.20.060. (CHPP)
- 10.6) All mechanical equipment and utilities shall be properly integrated with the building design and architecturally screened from public view. All screening shall be incorporated into overall project design and approved by the Planning and Development Services Director. Location and screening of all utilities and equipment including but not limited to: Building mechanical, electrical, plumbing equipment, Fire Department hook-ups connections, backflow preventers, meters, water heaters and weather heads must be approved by Planning and Development Services Director. All wall mounts and piping shall be concealed within the building and not on the exterior of the building. The applicant shall coordinate with public utility agencies to appropriately place or screen all fixtures, utility boxes, fire department standpipes, etc., so that they do not interfere with public amenities or the public right-of-way, to the satisfaction of the Planning and Development Services Director. (CHPP)

- 10.7) All materials and details shall be of high quality. Materials and details must be reviewed and approved by the Planning and Development Services Director prior to issuance of Building Permits including:
- a) Materials shall be the equal or better to those shown on plans approved by the Planning Commission.
 - b) Provide wall sections at minimum ½"= full scale to provide information for exterior wall construction.
 - c) Details to be reviewed by the Planning and Development Services Director include: balcony and railing details, window details and typical and special corner conditions, details at all unique architectural elements.
 - d) Materials at the ground level should be of durable material and high quality.
 - e) All stucco shall be smooth steel trowel finish. Rough or textured stucco shall not be used unless otherwise approved by the Planning and Development Services Director. Stucco areas should have metal reglet pattern to reduce/eliminate hairline cracking and provide visual interest.
 - f) Vinyl windows shall not be used unless otherwise approved by Planning and Development Services Director. Approval of vinyl windows requires review and approval of details, samples and product specifications by Planning and Development Services Director. (CHPP)
- 10.8) The approved elevation drawings shall have both a complete Finish Schedule and symbols keying every face/surface and item to that schedule. (CHPP)
- 10.9) The perimeter walls around the property shall be designed to not require staging on the neighboring properties. Final design and materials shall be approved by the Director. (CHPP)

11.0 SOLID WASTE AND RECYCLING

- 11.1) The project shall be designed to meet the requirements for solid waste storage - Section 19.20.180. (Environmental Services)
- 11.2) Prior to the issuance of building permits, the applicant shall submit plans showing the dimensions of the trash and recycling area, as well as slopes of any driveway ramps that a trash truck or scout vehicle may need to use to access the trash and recycling area. If a trash enclosure has gates and/or doors, the clearance of the opening shall be dimensioned to verify that the trash bins can be maneuvered in and out of the enclosure. Trash enclosure access shall not be blocked by parking. All trash, and recycling receptacles shall be individually accessible. Path of travel to staging area must be shown, and shall utilize the driveway of the proposed project. Sidewalks cannot be used as the path of travel other than to cross sidewalks perpendicularly. (Environmental Services)
- 11.3) To mitigate solid waste service impacts, any commercial mixed use or residential development with limited access, and or space, or has 50-units or more shall conduct a solid waste study to determine the volume of solid waste the project will generate and will be required to employ the use of compactors for solid waste(trash, and recycling). All service operations shall be conducted on-site as not to impact traffic or the public right-of-way. Design requirements are available from the City's franchise solid waste hauler upon request. (Environmental Services)

12.0 TRANSPORTATION, PARKING AND CIRCULATION

- 12.1) Prior to issuance of demolition/building permits, the applicant shall submit building plans which identify all exterior pedestrian pathway(s) to the Planning and Development Services and Public Works Directors for review and approval. The applicant shall provide sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the development. (LRP)

- 12.2) Prior to issuance of demolition/building permits, the applicant shall submit building plans which identify driveway and driveway landscaping visibility to the Planning and Development Services and Public Works Directors for review and approval. Driveways and driveway landscaping shall be designed so as to minimize interference with pedestrians. Nothing shall obstruct the motorists view from 5 feet back from the property line to a distance of 10 feet from the side of the driveway on to the driver's right side and 10 feet from the centerline of the driveway to the driver's left side. The landscaping in the vicinity of each driveway and the walls of the building shall be designed in a manner so as not to interfere with the view that motorists have to the sidewalk. Shrubs shall be kept below 28 inches in height and the base of the foliage on trees shall be kept at a five-foot minimum. (LRP)
- 12.3) Prior to issuance of demolition/building permits, the applicant shall submit building plans which identify any garage gate(s) and direction of the gate(s) movement to the Planning and Development Services and Public Works Directors for review and approval. Parking garage gates shall not move in a direction which interferes with on-street or pedestrian circulation. Gates shall open inward or by sliding alongside the building wall. Gates shall only open outward if the distance between the property line and the end of the opened gate is greater than 26 feet. Entry controllers shall be set back a minimum of 12 feet from the property line. (LRP)
- 12.4) In the event that a congestion management program adopted by the designated agency pursuant to California Government Code Section 65088, et seq., as amended from time to time, designates level of service standards or other requirements for highways, principal arterials and/or other roadways in the City, or requires other measures to be taken, the applicant shall pay the cost of complying with such requirements to the extent that (a) such requirements are applicable and attributable to the project or the property, and (b) such requirements are not duplicative of the improvements, facilities or other measures which the City's transportation fees were intended to fund. (LRP)
- 12.5) Vehicles belonging to independent contractors, subcontractors, and/or employees who are doing construction or renovations on a property shall not park on any street within West Hollywood and shall utilize off-street parking secured by the contractor until the on-site parking is completed and is able to be used. Such vehicles are prohibited from using residential, guest, and/or visitor parking permits. (Parking, Code Compliance)
- 12.6) Off-street parking shall be provided as shown on the approved plans. For projects located within an identified permit parking district, no annual residential and guest parking permits will be granted to the occupants, whether lessees, renters, owners or employees, of the project. Each individual unit within the project may be granted up to fifty (50) one-day visitor parking passes annually. This condition of approval shall be reflected within all lease/rental agreement(s) and/or CC&Rs for the project. Prior to the issuance of the Certificate of Occupancy, proof of the inclusion of this condition of approval in the lease/rental agreement(s) and/or CC&Rs as required shall be provided to the Director. (LRP)

13.0 INFORMATION TECHNOLOGY

- 13.1) Install 2 inch telecommunications conduit with a pull-string from the projects telco utility room (MPOE) to the sidewalk along 1041 Martel Ave. The conduit should be terminated in a communication vault\pull box and labeled "City Communication". The precise location of the conduit and the pull box on the sidewalk should be coordinated with the City's Information Technology division and appear in the Street Parkway Improvement Plans that are submitted to the City Engineer for approval. (Information Technology)

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of West Hollywood at a regular meeting held this 20th day of January, 2022 by the following vote:

AYES: Commissioner:

NOES: Commissioner:

ABSENT: Commissioner:

ABSTAIN: Commissioner:

LYNN M. HOOPINGARNER, CHAIRPERSON

ATTEST:

JENNIFER ALKIRE, AICP, PLANNING MANAGER
CURRENT & HISTORIC PRESERVATION PLANNING

Decisions of the Planning Commission are subject to appeal in accordance with the procedures set forth in West Hollywood Municipal Code Chapter 19.76. Any action to challenge the final decision of the City of West Hollywood made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section §1094.6.

METRO @ FLORENCE



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

October 8, 2020

VIA EMAIL

Milan L. Garrison
MaxSum Development, LLC
3016 E. Colorado Boulevard #5626
Pasadena, CA 9117

**RE: Project Number 2019-001679-(2)
Administrative Housing Permit RPPL2019003403 &
Ministerial Site Plan Review RPPL2020000058
Assessor's Parcel Number: 6021-019-013
7220 Maie Avenue (1662 Florence Avenue) Los Angeles, CA 90001**

Dear Applicant:

On **October 8, 2020**, the Director of the Los Angeles County ("County") Department of Regional Planning ("Director of Regional Planning") **APPROVED** Administrative Housing Permit RPPL2019003403 and Ministerial Site Plan Review RPPL2020000058 to authorize a mixed-use project with 192 dwelling units, of which 29 dwelling units will be set aside for extremely low income households (up to 30 percent (30%) Area Median Income "AMI") households (the "Project").

The approval is based upon the Project's fulfillment of State and County requirements for density bonuses, as set forth herein. The Project is not subject to the California Environmental Quality Act ("CEQA") because the Project's approval is ministerial pursuant to State housing streamlining law (SB 35) and thereby exempt from CEQA pursuant to Public Resources Code section 21080(b)(1) and section 15268 of the State CEQA Guidelines (Title 14, Cal. Code Regs., Chapter 3, §§ 15000-15387). However, pursuant to County Code Section 22.120.050.A, the Project must satisfy a CEQA exemption related to transit, affordable or infill housing to obtain a density bonus greater than 35 percent and remain a ministerial project.

No certificate of occupancy shall be issued for the Project until a covenant and agreement acceptable to the Los Angeles County Development Authority (LACDA) is recorded with

HOA.102606245.1

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the County Registrar-Recorder/County Clerk setting aside the requisite affordable units for a guaranteed duration, as set forth below. **The covenant and agreement shall be recorded within 30 days of the Housing Permit effective date, October 8th, 2020.**

Pursuant to Los Angeles County Code Section 22.166.040.F.1 an approved Administrative Housing Permit shall not expire. All other concurrent permits required by Title 22 approved for the same project shall also be valid indefinitely, except for those approved for the non-residential component of a mixed-use development. However, the approval of **projects submitted pursuant to SB 35 such as this Project that contain less than 50 percent affordable units automatically expires after three years**, unless the Project qualifies for a one-time, one-year extension of the approval. The Project may receive the one-time, one-year extension of the approval if documentation can be provided establishing that there has been significant progress toward getting the development construction ready, such as filing a building permit application.

If further information on this project is needed, please contact Elsa M. Rodriguez of the Zoning Permits West Section at (213) 893-7452 or via email erodriguez@planning.lacounty.gov

PROJECT PROPOSAL OVERVIEW

The Project includes the demolition of an existing 9,800 square feet carwash, canopies and commercial uses and the construction of a new seven-story, 88-foot tall (measured to the top of the elevator shaft), with 4,600 square feet of ground floor commercial and 190 parking spaces in two subterranean levels and one ground level, mixed-use building, with the following components:

- 192 units of which 29 units are set aside for extremely low income 30% AMI households;
- Unit Mix

Unit Type	Count
Studio	36 (of which 5 are affordable)
1- bedroom	84 (of which 13 are affordable)
2- bedroom	60 (of which 9 are affordable)
3- bedroom	12 (of which 2 are affordable)
Total	192 units (of which 29 affordable)

- Unit sizes range from 383 square feet studios to 1,150 square feet three-bedroom units;
- The Project is exempt from parking requirements, per SB 35 because the Project is located within 0.5 mile of a transit stop (Metro Blue Line “A”– Florence Station);
- Parking Table

	Standard	Compact	ADA	EV	Total
Ground Level	23	9	6	7	45
Basement 1	42	30	-	-	72
Basement 2	43	30	-	-	73
Total	108	69	6	7	190

- 2,167 sf of landscaping, nine (9) 15-gallon trees; 11 24-inch box trees;
- 120 bicycle parking stalls of which 98 are long-term (covered/secured) and 22 are short-term (rack only);
- 27,500 cubic yards of total cut to be exported off-site;
- A publicly accessible 348 square foot ground floor pedestrian courtyard and 327 square foot co-working space accessible to residents only; and
- To be legalized, existing “Florence” signage.

As part of the project proposal, the applicant requested the following:

- A 67.50% density bonus which yields an additional 77 units
- Two waivers or reduction in development standards, as follows:
 - A 23-foot height increase to allow a maximum height of 88 feet in lieu of the maximum 65 feet allowed in the MXD Zone to accommodate the elevator shaft.
 - Proposed height at parapet – 74 feet
 - Proposed height at top of elevator shaft – 88 feet
 - Proposed height at top of stairwell – 80 feet
 - A 23% decrease in the required common or private recreational space from the required 19,200 square feet (100 square feet per unit) to 14,746 square feet. $19,200 - 14,746 = 4,454/19,200 = 0.2319$ (23%)
- A Conditional Use Permit Exemption / Streamlined Ministerial Review Process for an eligible multi-family residential development that includes a specified level of affordability, pays prevailing wages to all construction workers, and meets other criteria pertaining to project locations and pre-existing site conditions pursuant to Government Code Section 65913.4.

STAFF ANALYSIS

1. LOCATION, ZONING AND GENERAL PLAN

APN	Lot Size	Zoning	General/Area/Specific Plan Land Use Category	General Plan Maximum Allowable Density
6021-019-013	0.77 acre	MXD (Mixed use zone)	MU Mixed Use	Up to 150 dwelling units /net acre

2. PRE-EXISTING SITE CONDITIONS

Applicable State Law	Requirement	Proposed
California Government Code Section 65915(c)(3)	No net loss: Existing lower and/or very low income affordable rental units (per Health and Safety Code Section 50079.5), or that previously	Applicant indicated on the Pre-existing Site Condition Questionnaire that there were no residential uses on

	<p>existed during the five-year period prior if the units have been vacated or demolished, must be replaced with affordable units of equivalent size (measured by bedrooms).</p>	<p>site during the five-year period prior to application submittal. Current use is a carwash with surface parking.</p>
<p>Government Code Section 65913.4(a)(7)</p>	<p>Proposed development is ineligible for the Streamlined Ministerial Review Process if any of the following apply:</p> <ol style="list-style-type: none"> 1. There is an existing residential use, which is subject to a recorded covenant and agreement restricting rents to levels affordable to moderate, lower, or very low income households, that would be demolished as a result of the proposed development; 2. There is an existing residential use, which has been occupied by tenants during the 10-year period prior to the application submittal, that would be demolished as a result of the proposed development; 3. There was a residential use occupied by tenants and subsequently demolished during the 10-year period prior to the application submittal; 4. There is an existing historic structure, which was placed on a national, state, or local historic register, that would be demolished as a result of the proposed development; 5. There is an existing residential use, which is occupied by tenants, that would require a subdivision (condo conversion) as a result of the proposed development; or 6. There is an existing mobilehome park, recreational trailer park, or travel trailer park. 	<p>Applicant indicated on the Pre-existing Site Condition Questionnaire that there were no residential uses on site during the 10-year period prior to application submittal. The applicant also provided photos depicting the current use as a carwash with surface parking.</p>

3. DENSITY AND AFFORDABLE UNITS CALCULATION

Base Units:

General Plan Maximum Allowable Density	Lot Size	Number of Base Units
150 dwelling units net /acre	0.77 acre	150 X 0.77 = 115

Bonus Units:

Number of Base Units	Density Bonus	Number of Bonus Units
115 minus 1 manager's unit = 114	67.50%	114 X 0.675 = 77

Total Units:

Number of Base Units	Number of Bonus Units	Total Units Proposed
114	77	77 + 114 + 1 managers = 192

Total Affordable Units:

Number of Base Units	Minimum Required Set-Aside Affordable Units	Total Affordable Units Proposed
114	114 X 25% = 29	29 units

4. AFFORDABLE HOUSING SET-ASIDE

Applicable State Law or County Code	Associated Request	Required Affordable Housing Set-Aside and CEQA Criteria	Proposed
County Code Section 22.166.040.C.1.a and b 22.120.050-A and Table B	<ul style="list-style-type: none"> ▪ 67.5% density bonus. <p>Waivers:</p> <ul style="list-style-type: none"> ▪ A 23-foot height increase to allow a maximum height of 88 feet ▪ 23% reduction in required private or common recreational space 	<p>A minimum of 25% of the baseline dwelling units, excluding the manager's units and density bonus units, must be set aside for extremely low income households (up to 30% AMI) - 29 units.</p> <p>The project must satisfy exemption criteria from the California Environmental Quality Act ("CEQA") related to:</p> <ul style="list-style-type: none"> ▪ Affordable or Infill Housing ▪ Proximity to transit 	<p>25% or 29 units are set aside and affordable to extremely low income households (up to 30% AMI).</p> <p>The project satisfies 21159.25 Infill for unincorporated communities – residential or mixed-use housing project</p>

<p>California Government Code Section 65913.4(4)(b)(I) (SB 35)</p>	<p>Streamlined ministerial review process</p>	<p>A minimum of 10% of the baseline dwelling units, excluding the managers units and density bonus units, must be set aside for lower income households (up to 80% AMI) 114 units X 10% = 12 units</p>	<p>29 units are set aside and affordable to extremely low income households, which is more than the minimum 12 units to satisfy SB 35.</p>
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5. OTHER SB 35 STANDARDS

Applicable State Law	Requirement	Applicability
<p>California Government Code Section 65913.4(a)(8)</p>	<p>If the project is more than 10 units, or if the project is or will be under contract and funded in whole or in part by public money, all construction workers employed in the execution of the project shall be paid prevailing wages pursuant to the State Prevailing Wage Law (Sections 1720 et seq. of the Labor Code).</p>	<p>The proposed Project is subject to the prevailing wage requirement as the project is 192 units. Prevailing Wage Certification has been submitted.</p>
<p>California Government Code Section 65913.4(a)(8)(B)(IV)</p>	<p>A Skilled and Trained Workforce Certificate is required if the project is not 100 percent affordable, more than 50 units and approved on and after January 1, 2020, until December 31, 2021, and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.</p>	<p>The proposed Project is subject to Skilled and Trained Workforce requirements and a certification has been submitted.</p>

6. INTERDEPARTMENTAL REVIEWS

Agency	Date Received	Applicability
Los Angeles County Department of Public Works (DPW)	July 6, 2020	Conceptual site plan approval and road conditions.
Los Angeles County Development Authority (LADCA)	July 14, 2020	Financial feasibility letter.

7. ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE. The proposed site is adequate in size and shape to accommodate the yards, walls/fences, parking, bicycle parking, landscaping and other features prescribed in Title 22 (zoning code). The project substantially complies with the development standards of the zoning code and those deviations from the zoning code are granted by the housing permit.

Development Standard	Zoning Code/ General Plan Section/State Law	Required	Proposed
Height	22.26.030-D.3	65 feet	88 feet (requesting waiver or reduction of development standards)
Stories	Not applicable	Not applicable	Seven (7)
Floor Area Ratio	22.26.030-D.1 General Plan MU	3.0	2.99
Lot Coverage	Not applicable	Not applicable	Not applicable
Setbacks	22.26.030-D.2	No setbacks in mixed use zone, because project is not abutting residential zone	Front (Maie): 1 ft. Side (Florence): Floors G-3: 1 ft. and Floors 4-7: 3 ft. Side (south PL): Ground: 1 feet Floors 2-7: 6 feet Rear (east PL): Ground: 1 feet Floors 2-7: 10 feet
Landscaping	22.26.030-D.7	Minimum 5% lot shall be landscaped with drought-tolerant lawn, shrubbery, flowers, or trees, which shall be continuously	2,167 square feet

		maintained in good condition. 33,630 square feet X 5% = 1,668 square feet are required	
Tree Planting	22.126.030-A.1.c	Three (3) 15-gallon trees for every 10,000-square feet of developed area. Nine (9) trees are required	Nine (9) 15-gallon trees and 11 24-in box trees
Multifamily Bicycle Parking	22.112.100-A	One (1) short-term space for every 10 units= 20 spaces are required. One (1) long-term space for every 2 units= 96 spaces are required. No spaces are required for commercial area because it's under 5,000 square feet in size.	20 short-term and 96 long-term bike spaces are provided for the dwelling units. Two short-term and two-long term spaces are provided for the commercial area. 120 bike parking spaces in total.
Multifamily Vehicle Parking	Government Code Section 65913.4(d)(I)(A)	No parking is required per SB35. Site is within 0.5 mile of a major transit stop. Florence Ave. Metro Blue Line "A" station.	Voluntarily providing 190 spaces. Of which 69 compact, 108 standard, six (6) ADA and seven (7) EV. Ground: 45 Basement I: 73 Basement II: 72
Commercial Vehicle Parking	Government Code Section 65913.4(d)(I)(A)	No parking is required per SB 35	Voluntarily providing seven spaces on ground floor. Total parking provided is 190 spaces.
Commercial and Residential Vehicle Parking	22.26.030-D.5(a)	Parking for commercial and residential uses shall be separately designated by posting, pavement marking, or physical separation.	Physical barrier on ground floor plan depicts remote access parking gate for residential spaces.
Private and Public Recreational Spaces	22.26.030-D.11.b.ii	100 square feet per unit or 19,200 square feet is required.	14,746 square feet. Requesting 23% waiver or reduction

			of development standards
Laundry Area	22.26.030-D.12	Private or common laundry facilities are required	Provided common laundry on ground floor
Loading area	22.26.030-D.6 22.112.120.C.4	Type A for 5,000-24,000 square feet commercial space	Commercial area (4,600 square feet) is under 5,000 square feet, no loading area is required
Trash/Recycling enclosure	22.26.030-D.8.b	Located within parking structures, at the rear or side of buildings, or between buildings, and shall not be between a building and a street or highway;	A trash chute is located on every floor, and a trash room is on Basement Level I within the parking structure.
Ground Floor Retail	22.26.030-D.4(a) and (b)	Minimum width 20 feet and minimum height 14 feet	The proposed width of the retail component is 116 feet and height is 15 feet
Performance Standards	22.26.030.F	Hours of Operation 6:00 a.m.- 11:00 p.m. daily unless a CUP is obtained. See Loading, Noise, Graffiti, and Prohibited Activities	Applicant to comply with all operating standards pursuant to 22.26.030.F
Security	22.26.030.D.9	Chain-link, barbed, and concertina wire fences are prohibited. Security bars and accordion folding grilles installed on the exterior of a storefront are prohibited. Building security grilles may be placed within the interior of the building if the grilles are concealed so that they are not visible from the exterior of the building when not in use during business hours.	No chain link, barbed or concertina fences, security bars, accordion grilles are proposed or approved.

<p>Pedestrian Character</p>	<p>22.26.030.D.10</p>	<p>Transparency. A minimum 50% on ground floor façade.</p> <p>Glass. On first two stories, shall be clear or lightly tinted. Mirrored, reflective, densely tinted is prohibited.</p> <p>Entry orientation. Primary commercial entries face sidewalk/corner of street with greatest right-of-way width</p> <p>Façade. At least 50% of the front façade must include design features. The frontage above the third story shall be stepped back a minimum of two feet from the frontage of the first three stories</p> <p>Rooflines.</p> <p>Buildings with 100 feet or more of street frontage. Varying heights, materials, textures</p>	<p>Ground floor transparency is 75% and satisfied by the proposed commercial windows, co-working space windows and pedestrian entry and courtyard accessible to the public.</p> <p>The commercial entries are facing Florence Avenue which has a greater right-of-way width than Maie Avenue.</p> <p>100% of the front façade units include balconies, a stepback above the 3rd story and horizontal and vertical articulations.</p> <p>The building frontage is 266 feet in length and is consists of various materials and textures.</p> <p>The applicant has designated areas outside of the building frontage for future local artwork and/or murals facing riders on Metro Blue Line "A" and pedestrians on Maie Ave.</p>
<p>Florence -Firestone CSD</p> <p>Direct Pedestrian Access</p>	<p>22.324.020.B</p>	<p>Located within 10 feet of the public sidewalk abutting the property, no more than 20 feet path of travel.</p>	<p>The Project includes direct pedestrian access from both Florence Avenue and Maie Avenue.</p>

<p>Florence -Firestone CSD</p> <p>Community wide Development Standards</p>	<p>22.324.060</p>	<p>Graffiti, Maintenance, Material Colors</p>	<p>The Project does not consist of a black or other similar dark color as the primary or base color of any wall or structure. Property maintenance and graffiti abatement shall be adhered to pursuant to 22.324.060</p>
<p>Florence -Firestone CSD</p> <p>Special Purpose Zones</p>	<p>22.324.070.D</p>	<p>Exterior Lighting, Security and Required Signage</p>	<p>The Project elevation sheets depict the location of the exterior lighting and signage with proposed property maintenance contact information.</p>
<p>Florence -Firestone CSD</p> <p>Area Specific Development Standards Florence Mile</p> <p>Pedestrian Character</p>	<p>22.324.080.A.3</p>	<p>Pedestrian accessible entrance on Florence Avenue.</p> <p>70% width and 50% of ground floor area shall consist of windows, interior views/displays</p> <p>A maximum 20% of ground floor may consist of mirrored or densely tinted glass</p>	<p>The Project includes direct pedestrian access from Florence Avenue and Maie Avenue.</p> <p>A minimum 186.2 linear feet (width) must transparent on the ground floor. Proposed is 201 feet.</p> <p>A minimum 1,995 sf of the ground floor area shall consist of windows/interior views. Provided is 2,850 sf.</p> <p>A maximum 53 linear feet may consist of mirrored of densely tinted glass. However, none is proposed or approved.</p>

Fences/Walls/ Gates	22.110.070	Maximum height allowed is six (6) feet	CMU walls six (6) feet
Grading	22.140.240 22.26.030.D	A ministerial review is allowed for more than 10,000 up to 100,000 cubic yards of material to be transported off-site	27,500 cubic yards to be exported off- site. Approved haul route is required from DPW
Oak Trees	22.174	Not applicable	None are indicated to be onsite.
Infrastructure Impacts and technical studies	22.26.030.C	Traffic, water, and sewer infrastructure improvements must be met to the satisfaction of the Director of DPW	
Certificate of Compliance	Government Code 66410 66499.35(a)	RPPL2019003406 Unconditional - Recorded on September 17, 2020 Doc No. 20201132305	
Mixed Use Covenant	22.26	Recorded on July 22, 2020 at Registrar Recorders Office. Document ID 20200813637 and 20200813638	

8. INCENTIVE(S) and WAIVER(S).

Through the Administrative Housing Permit process, incentives and waivers or reduction of development standards may be requested depending on the proposed set-aside type and percentage.

Zoning Code Section	Total Incentives Requested	Total Waivers or Reduction of Development Standards
22.166.040.C.1.b	None	Two (2) <ul style="list-style-type: none"> • 23 feet height increase to accommodate the elevator shaft and staircase • 23% reduction in common or private recreational space

Reduction in Common or Private Recreational Space

Pursuant to 22.26.030.D.11.b.ii all new residential and mixed use developments with over 60,000 square feet of total floor area, must provide a minimum of 100 square feet of private or common recreational space per dwelling unit. Landscaping required for the development may count towards this requirement as long as the landscaping is usable recreational space. The Project consists of 192 units; therefore, 19,200 square feet of private or common recreational space is required. All 192 units include a private balcony, totaling 7,842 square feet of private balconies. The balconies range in size from 29 square

feet to 125 square feet. The applicant is also providing common recreational open space in a 2,840-square foot landscaped courtyard on the second floor and 4,064-square foot rooftop recreational lounge, dog run, deck and barbeque area with seating. The total private or common recreational space onsite is of 14,746 square feet which is less than the required 19,200 square feet. Therefore, the applicant is requesting a 23% waiver or reduction of development standard to reduce the required private or common recreational space to 14,746 square in lieu of the required 19,200 square feet. The waiver allows the Project to accommodate the units granted by the density bonus, otherwise up to 12 dwelling units would have to be removed from the Project to satisfy the required 19,200 square feet of private or common recreational space.

Height Increase

Pursuant to 22.26.030.D.3 the maximum height allowed in the Mixed Use MXD Zone is 65 feet. The proposed building height is 74 feet; however, as measured to the top of the elevator shaft the total height is 88 feet. Therefore, the applicant is requesting a 23-foot height increase to accommodate the parapet wall providing screening to the mechanical equipment, the elevator shaft and staircase overrun. The additional height will allow the applicant to accommodate all the units granted by the density bonus, where otherwise two entire floors of units would have to be removed from the scope of the Project to incorporate the elevator shaft within the allowed 65 feet maximum height envelope.

The requested waivers do not have a specific adverse impact because the project is not located within a Sensitive Ecological Area, a Very High Fire Hazard Severity Zone, the Coastal Zone, Prime Farmland, Wetlands, a hazardous waste site, a FEMA flood hazard area, a critical habitat designated by the U.S. Fish and Wildlife Service, an Airport Land Use influence area as depicted in the Los Angeles County Airport Land Use Plan, on land with a slope of 25 percent or more, on land not serviced by public water or public sewer system or listed in the California Register of Historical Resources.

Instead the property is in a census defined urban area and within a TOD-Metro Blue "Line A" on a major thoroughfare. The project supports multiple goals and policies in the Florence-Firestone Community Plan, a component of the Los Angeles County General Plan 2035 related to increasing housing supply near transit.

BASED ON THE FOREGOING, THE DIRECTOR CONCLUDES THAT:

- A. The density bonus request follows California Government Code Section 65915 (Density Bonus Law) and Chapters 22.120 (Density Bonus) and 22.166 (Housing Permits) of the County Code;
- B. The Project is exempt from CEQA pursuant to Public Resources Code Section 21080(b)(1) and section 15268 of the State CEQA Guidelines because it is a ministerial project;

- C. The requested waivers do not have a specific adverse impact upon the public health and safety or the physical environment or on any real property listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to extremely low, very low, lower and moderate income households (Per County Code Section 22.166.040.C.1.b);
- D. The development standards for which the applicant is requesting a waiver or reduction physically precludes the construction of the project at the densities or with the incentives permitted by County Code Section 22.120 Density Bonus;
- A. The requested waivers are not contrary to state or federal law; and
- B. The project is in compliance with all applicable development standards pertaining to yards, walls/fences, bicycle parking, landscaping and other features prescribed in Title 22 of the County Code, except for the height and recreational space waiver pursuant to County Code Section 22.120.090, 22.120.050.B and removal of parking requirements per Government Code Section 65913.4.

THEREFORE, the Applicant has met and substantiated the requirements for an Administrative Housing Permit pursuant to Title 22 of the Los Angeles County Code and the Project is APPROVED. The Applicant shall record a covenant and agreement with the Registrar-Recorder/County Clerk that is acceptable to the Los Angeles County Development Authority (LACDA) prior to the issuance of a certificate of occupancy by the Los Angeles County Department of Public Works that guarantees the following:

1. The continuing availability of the twenty-nine (29) units for extremely low income households (up to 30% AMI); and
2. The relevant affordability criteria will be observed for at least fifty-five (55) years from the issuance of the certificate of occupancy, pursuant to Section 22.120.050.B.1 of the Los Angeles County Code.

BY: _____ DATE: 10/8/2020

Elsa M. Rodriguez
Senior Regional Planner
Department of Regional Planning
County of Los Angeles

PILGRIM PLACE



CITY OF CLAREMONT

Community Development Department

City Hall
207 Harvard Avenue
P.O. Box 880
Claremont, CA 91711-0880
FAX(909)399-5327
www.ci.claremont.ca.us

Building • (909) 399-5471
Planning • (909) 399-5470
Engineering • (909) 399-5465
Community Improvement • (909) 399-5467
Administration • (909) 399-5321

February 1, 2022

County Clerk
County of Los Angeles
Environmental Documents
12400 E. Imperial Highway, Room 2001
Norwalk, CA 90650

Dear Colleagues:

Enclosed are the following documents to be filed with your department:

- Notice of Preparation
- Notice of Intent to Adopt a Mitigated Negative Declaration
- Draft Mitigated Negative Declaration
- Notice of Determination
- Notice(s) of Exemption**

Please conform the enclosed copy and return to the City of Claremont in the self-addressed, stamped envelope provided. Also enclosed are checks for the following amounts and purposes:

- \$2,768.25 - Environmental Impact Report Fee for the Department Fish and Game pursuant to Fish and Game Code, Section 711.4
- \$1,993.00 - Negative Declaration Fee for the Department of Fish and Game pursuant to Fish and Game Code, Section 711.4, when impacts to wildlife are identified.
- \$75 - Filing fee.**
- A complete "Certificate of Fee Exemption" establishing that the project is exempt from the fees levied pursuant to Fish and Game Code, Section 711.4.

Thank you for your cooperation.

Sincerely,

Christopher Veirs
Principal Planner

Enclosures:

Form A – Preliminary Exemption Assessment
Form B – Notice of Exemption

JAMBOREE HOUSING CORPORATION
V-01543--LOS ANGELES COUNTY CLERK
Print As: LOS ANGELES COUNTY CLERK

P.O. BOX 1208
NORWALK, CA 90650-1208

6098
US Bank
JHC_CKG 3314
Date: 01/19/2022

Date	Bill #	Reference Number	Amount Due	Amount Paid/Applied
01/18/2022	CEQA Notice of Exemption Fee		\$75.00	\$75.00
Net Amount:				\$75.00

JAMBOREE HOUSING CORPORATION
17701 Cowan Ave., Suite 200
Irvine, California 92614

US Bank
90-3582/1222

6098
Date: 01/19/2022

Pay To
The Order Of LOS ANGELES COUNTY CLERK

Seventy Five Dollars

\$\$\$75.00**

LOS ANGELES COUNTY CLERK
P.O. BOX 1208
NORWALK, CA 90650-1208
United States



⑈006098⑈ ⑆122235821⑆ 153492643314⑈

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PRELIMINARY EXEMPTION ASSESSMENT

(Certificate of Determination When Attached to Notice of Exemption)

1. Name or description of project:	Proposed 33-unit permanent supportive affordable housing project located on 0.552 acres of vacant land owned by Pilgrim Place and zoned Institutional Residential (IR)	
2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	731 Harrison Avenue, Claremont CA. (Northeast Corner of Harrison Avenue and Cambridge Avenue.)	
3. Entity or person undertaking project:	A. Public Entity: City of Claremont	
	B. Other (Private): Jamboree Housing Corporation	
	(1) Contact Name	Sandra Viramontes Project Manager
	(2) Contact Address	17701 Cowan Ave., Ste. 200 Irvine, CA 92614
4. The proposed project, approval of a by-right affordable housing development on an in-fill site designated for high density residential in the General Plan and zoned Institutional Residential with a design that includes a state mandated density bonus and associated state-mandated development standard concessions, is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines pursuant to Section 15332 (Exemption Class 32 In-Fill Development Projects – 14 C.C.R. § 15332), which exempts projects that meet the criteria for “in-fill development” set forth in that exemption. The proposed project meets all of those criteria; therefore, no further environmental review is necessary.		
a. <input type="checkbox"/>	The proposed action does not constitute a project under CEQA.	
b. <input type="checkbox"/>	The project is a Ministerial Project.	
c. <input type="checkbox"/>	The project is an Emergency Project.	
d. <input type="checkbox"/>	The project constitutes a feasibility or planning study.	
e. <input checked="" type="checkbox"/>	The project is categorically exempt.	
	Applicable Exemption Class:	The proposed improvements are categorically exempt from the provisions of the California Environmental Quality Act under Class 32, Section 15332 (Infill Development Projects).

f.	<input type="checkbox"/>	The project is statutorily exempt.	
		Applicable Exemption:	
g.	<input type="checkbox"/>	The project is otherwise exempt on the following basis:	
h.	<input type="checkbox"/>	The project involves another public agency which constitutes the Lead Agency.	
		Name of Lead Agency:	

Date: January 18, 2022

Staff: Christopher Veirs, Principal Planner

NOTICE OF EXEMPTION

TO: <input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk County of Los Angeles,	FROM: City of Claremont Planning Division P.O. Box 880 Claremont, CA 91711
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1. Project Title:	Proposed 33-unit permanent supportive affordable housing project located on 0.552 acres of vacant land owned by Pilgrim Place and zoned Institutional Residential (IR) (Architectural Review File #22-A02).
2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	731 Harrison Avenue, Claremont CA. (Northeast Corner of Harrison Avenue and Cambridge Avenue.)
3. (a) Project Location – City:	Claremont
(b) Project Location – County:	Los Angeles
4. Description of nature, purpose, and beneficiaries of Project:	Construction of a 33-unit affordable housing project on vacant land owned by Pilgrim Place. The project is located at 731 Harrison Avenue on 0.552 acres that is currently zoned Institutional Residential (IR). The unit mix includes 23 one-bedrooms, 9 studios, and a two-bedroom apartment for the on-site property manager. The proposed building is two stories tall near Harrison Avenue and steps up to three and four stories near the center of the lot. Eighteen parking spaces are provided at the rear of the site.
5. Name of Public Agency approving project:	City of Claremont
6. Name of Person or Agency carrying out project:	Jamboree Housing Corporation
7. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	
(b) <input type="checkbox"/> Not a project.	
(c) <input type="checkbox"/> Emergency Project.	
(d) <input checked="" type="checkbox"/> Categorical Exemption. State type and class number:	California Environmental Quality Act Class 32, Section 15332 (Infill Development Projects)

(e) <input type="checkbox"/> Declared Emergency.	
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input type="checkbox"/> Other. Explanation:	
8. Reason why project was exempt:	The Community Development Director has determined that the proposed project, approval of a by-right affordable housing development on an in-fill site designated for high density residential in the General Plan and zoned Institutional Residential with a design that includes a state mandated density bonus and associated state-mandated development standard concessions, is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines pursuant to Section 15332 (Exemption Class 32 In-Fill Development Projects – 14 C.C.R. § 15332), which exempts projects that meet the criteria for “in-fill development” set forth in that exemption. The proposed project meets all of those criteria; therefore, no further environmental review is necessary.
9. Contact Person:	Christopher Veirs, Principal Planner, City of Claremont
Telephone:	(909) 399-5486
10. Attach Preliminary Exemption Assessment (Form “A”) before filing.	

Date Received for Filing: _____

Christopher Veirs

Principal Planner, City of Claremont

(Clerk Stamp Here)



CITY OF CLAREMONT

Community Development Department

City Hall
207 Harvard Avenue
P.O. Box 880
Claremont, CA 91711-0880
FAX(909)399-5327
www.ci.claremont.ca.us

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Engineering • (909) 399-5465
Community Improvement • (909) 399-5467
Administration • (909) 399-5321

February 1, 2022

Beatriz Lopez
Los Angeles County Development Authority
700 W. Main Street
Alhambra, CA 91801

RE: PILGRIM PLACE PERMANENT SUPPORTIVE HOUSING CEQA EXEMPTION

To Whom it May Concern,

The proposed 33-unit, 4 story development is categorically exempt from review under the California Environmental Quality Act pursuant to Title 14 California Code of Regulations Section 15332, which applies to in-fill development projects. The proposed project meets the following criteria for "in-fill development":

1. The Project is consistent with the applicable general plan designation (Institutional) and all applicable general plan policies, which include goals to provide for higher densities in the institutional land use areas to provide for affordable housing, as well as with applicable zoning designation (Institutional Residential) and regulations and development standards for the district, with the granting of the requested incentives that are provided for in State Housing Density Bonus Law (California Government Code Sections 65915 – 65918) including Assembly Bill 1763;
2. The Project occurs within the City limits of the City of Claremont on a site that is less than five acres and is substantially surrounded by urban uses including retirement communities, apartments, churches, and a City park with a senior center;
3. The Project, which is currently vacant and has been regularly cleared of vegetation other than the 4 non-native trees specified on the project site plan, which has no value as habitat for endangered, rare, or threatened species; and
4. The approval of the Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and
5. The Site can be adequately served by all required utilities and public services.

Therefore, additional Planning Entitlements are not required for the proposed project as outlined in the City of Claremont's Municipal Code.

Sincerely,

Christopher Veirs
Principal Planner

THE LAKELAND APARTMENTS

CITY OF SANTA FE SPRINGS PLANNING COMMISSION

11710 Telegraph Road, Santa Fe Springs, California, 90670

LETTER OF DETERMINATION

MAILING DATE: February 2, 2022 (sent by electronic mail)

TENTATIVE TRACT MAP NO. 83238

DEVELOPMENT PLAN APPROVAL CASE NO. 975

CONDITIONAL USE PERMIT CASE NO. 812

DEVELOPMENT PLAN APPROVAL CASE NO. 991

CONDITIONAL USE PERMITS CASE NO. 827

CEQA: Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan

Project Site: APN: 8011-012-902 at the northwest corner of Laurel Avenue and Lakeland Road, consisting of ±3.95 acres

Applicant: Richman Group of California
Representative: Rick Westberg, Executive Vice President

At its meeting of **January 24, 2022**, the Santa Fe Springs Planning Commission took the actions below in conjunction with the approval of the following project:

- 1) Adopted Resolution No. 205-2022 to approve Tentative Tract Map 83238, and to approve and adopt the proposed Initial Study and Mitigated Negative Declaration including the Comments and Responses to Comments Initial Study and Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program subject to the Conditions of Approval.

This action was taken by the following vote:

AYES: Hernandez, Rounds, Carbajal, Jimenez, Arnold

NOES:

ABSTAIN:

ABSENT:

- 2) Adopted Resolution No. 203-2022 to approve Development Plan Approval Case No. 975, to allow the construction of 50 units of affordable senior apartments consisting of one 4-story wood-frame, walk up building with an elevator and interior corridors and a mix of one and two-bedroom apartments, and Conditional Permit Case No. 812, for the establishment of 50 units of affordable senior apartments, within the PD, Planned Development Zone, on a portion of (0.81 acres of the 3.95 acres) the property located at 13321 Lakeland Road, within the R-3-PD, Multiple Family Residential – Planned Development, Zone; and to approve and adopt the Initial Study and Mitigated Negative Declaration, including the Comments and Responses, Initial Study and

Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program, subject to the Conditions of Approval.

This action was taken by the following vote:

AYES: Hernandez, Rounds, Carbajal, Jimenez, Arnold

NOES:

ABSTAIN:

ABSENT:

Note: The language of Resolution 203-2022 inadvertently left out the reference to the elevator and interior corridors, and incorrectly stated two and three bedroom units, which should be stated as one and two bedroom units. These typographical errors in the resolution will be corrected accordingly.

- 3) Adopted Resolution No. 204-2022 to approve Development Plan Approval Case No. 991, to allow The Lakeland Apartments, composed of 2 independent walk-up 3-level buildings with a total of 52 units, and 1 standalone single level club house building and Conditional Permit Case No. 827, for the establishment of 52 units of affordable apartments and a club house use, within the PD, Planned Development Zone, on a portion of (2.19 acres of the 3.95 acres) the property located at 13321 Lakeland Road, within the R-3-PD, Multiple Family Residential – Planned Development, Zone; and approve and adopt the proposed Initial Study/Mitigated Negative Declaration, including the response to comments, Initial Study and Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program subject to the Conditions of Approval

This action was taken by the following vote:

AYES: Hernandez, Rounds, Carbajal, Jimenez, Arnold

NOES:

ABSTAIN:

ABSENT:

Note Regarding Condition of Approval 54: Due to a cut and paste error in preparing the document, the Affordability Target Chart Part 1 was repeated. The correct second portion of the Affordability Target Chart reads as follows:

Affordability Targeting			
Income Target	Bedrooms	Number of Units	%
30% AMI - LMIHAF	3 Bedroom	6	5.88
60% AMI - LMIHAF	3 Bedroom	3	2.94
80% AMI - LMIHAF	3 Bedroom	1	0.98
50% AMI - TCAC	1 Bedroom	25	24.51
50% AMI - TCAC	2 Bedroom	16	15.69
50% AMI - TCAC	3 Bedroom	18	17.65
Manager's Unit	2 Bedroom	1	0.98
Total		102	100.00

Also, the final sentence of Condition of Approval 54 is missing some text and was misstated. That sentence should read as follows: Thirty (30) units (29.4% of the total units) shall be reserved for permanent supportive housing, based on the availability of project-based vouchers in Los Angeles County which are represented in the above table and restricted as the 30% AMI-LMIHF units.

These typographical errors will be corrected in the resolution.



Wayne M. Morrell, Director of Planning and Community Development
City of Santa Fe Springs



11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org

"A great place to live, work, and play"

I, Janet Martinez, City Clerk of the City of Santa Fe Springs, do hereby certify, under penalty of perjury, that the attached Resolution Nos. 202-2022, 203-2022, 204-2022, 205-2022 are true and correct copies of the original documents that were adopted by the Planning Commission of the City of Santa Fe Springs at a regular meeting held on January 24, 2022.

Executed in the City Clerk's Office of the City of Santa Fe Springs, California on January 28, 2022

A handwritten signature in blue ink, appearing to be "JM", is written over a horizontal line.

Janet Martinez, CMC
City Clerk of the City of Santa Fe Springs



Annette Rodriguez, Mayor • Joe Angel Zamora, Mayor Pro Tem
City Council
John M. Mora • Jay Sarno • Juanita Trujillo
City Manager
Raymond R. Cruz

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 202-2022

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 974 &
CONDITIONAL USE PERMIT CASE NO. 811.**

WHEREAS, the Housing Successor is the owner of four parcels of land located at the northeast and northwest corner of Laurel Avenue and Lakeland Road, in the City of Santa Fe Springs (City); and

WHEREAS, the largest of the parcels (APN: 8011-012-902), at the northwest corner of Laurel Avenue and Lakeland Road, consist of ±3.95 acres; and

WHEREAS, it was always the intent of the City and Agency to develop all four parcels with affordable housing and to accomplish this, all four parcels were rezoned to R-3-PD, Multiple-Family Residential-Planned Development in 2013; and

WHEREAS, those parcels are also listed as potential locations for the development of 139 units, within the Vacant Residential Site Inventory of the City's approved Housing Element; and

WHEREAS, the City's General Plan Housing Element specifically identifies the development of affordable housing on the sites, and the potential project is described as a program in the Housing Element starting on page 5-14 of the 2014-2021 Housing Element; and

WHEREAS, the Housing Successor entered into an Exclusive Negotiating Agreement on March 28, 2019 with a team of three entities, The Whole Child, the Richman Group of California Development Company, LLC., and Habitat for Humanity of Greater Los Angeles to develop transitional housing and support services, an affordable rental apartment building, and affordable for sale owner-occupied single-family homes, respectively in that order, on the subject properties; and;

WHEREAS, the Housing Successor entered into a Predevelopment Loan and Disbursement Agreement on January 28, 2021 with the same three entities; and

WHEREAS, the Housing Successor also entered into a Purchase and Sales Agreement on March 21, 2022, with two of the three entities; and

WHEREAS, those two entities, The Whole Child and The Richman Group desire of beginning development on the site and as a result, the Whole Child has filed a request for Development Plan Approval Case No. 974, to allow the construction of 19 units of interim/transitional housing, for families experiencing homelessness, consisting of one, 3-story wood-frame, walk up building with a mix of one, two and three-bedroom apartments, (which will have the potential to serve forty (40) families), on a portion of (0.95 acres of the 3.95-acres) the property; and

WHEREAS, because the property is in the PD-Planned Development Zone, a conditional use permit is required for the establishment of any use, structure or improvement in the Planned Development Zone; and

WHEREAS, the applicant has concurrently filed for Conditional Use Permit Case No. 811, for the establishment of a use consisting 19 units of interim/transitional housing operation and appurtenant improvements within the Planned Development, Zone; and

WHEREAS, the subject property is located at 13231 Lakeland Road, in the City of Santa Fe Springs, with an Assessor's Parcel Number of 8011-012-902, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the property owner is Housing Successor to The Community Development Commission of the City of Santa Fe Springs, 11710 Telegraph Road, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed Development Plan Approval Case No. 974 and Conditional Use Permit Case No. 811 are both considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, the City, as the lead agency, prepared an Initial Study and Mitigated Negative Declaration (MND) and circulated it for public review from October 5, 2021 to November 4, 2021; and

WHEREAS, the City prepared a Mitigation and Monitoring and Reporting Program (MMRP) to implement the mitigation measures set forth in the MND; and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project will not result in any significant adverse immitigable impacts on the environment, with mitigations; and

WHEREAS, the City received four comment letters on the MND, and the City prepared responses to these comments and provided minor revisions to the MND which do not change any of the analysis in the MND (Comments and Responses to Comments Initial Study and Mitigated Negative Declaration); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on January 13, 2022, published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on January 13, 2022, to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on January 24, 2022, at which time it received public testimony concerning Development Plan Approval Case No. 974 and Conditional Use Permit Case No. 811.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The project involves the construction of 19 units of interim/transitional housing, for families experiencing homelessness, consisting of one, 3-story wood-frame, walk up building with a mix of one, two and three-bedroom apartments, (which will have the potential to serve forty (40) families), on a portion of (0.95 acres of the 3.95-acres) the property. The construction of the proposed development is considered to be a project under the California Environmental Quality Act (CEQA) and, as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment, therefore, the City has prepared and proposes to adopt a Mitigated Negative Declaration (MND) for the proposed project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett/Baylosis Environmental Planning.

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts, after implementation of mitigation measures. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of the Mitigated Negative Declaration, and the adoption of the Mitigation Monitoring and Reporting Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A Mitigation Monitoring and Reporting Program will be required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

A number of mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels. AB-3180 requires that Mitigation Monitoring and Reporting Program be adopted for the recommended mitigation measures.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the Zoning Regulations, in studying any application for Development Plan Approval, the Commission shall give consideration to the following:

- A) *That the proposed development is in conformance with the overall objectives of this chapter.*
- B) The proposed project will be located within the R-3-PD, Multiple Family Residential – Planned Development, Zone. Pursuant to Section 155.090 of the City's Zoning Regulations, "The purpose of the R-3 Zone is to provide a suitable environment for family life for those wishing to live in apartments or multiple dwelling units. The intent is to promote desirable residential characteristics for medium density living and to stabilize and protect existing medium density areas by the establishment of those requirements and facilities conducive to proper development."
- C) *That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.*

The property is a vacant lot that is devoid of any structures, and surrounded by chain-link fencing. The proposed development will be a significant improvement to the subject site. The proposed building is architecturally distinct and is designed to enhance and anchor the intersection at Lakeland Road and Laurel Avenue. Enhancements include: (1) Colors of The Whole Child strategically used throughout the façade as accent elements such as the canopy and entrance portal; (2) building massing providing articulation to the roofline which helps break the massing; (3) Elevation pop-outs giving depth to the elevation; and (4) a screen

system used to enhance the open-air circulation of the building while providing a safe environment for families and children. The proposed architecture is dynamic, inviting, and attractive.

D) That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.

As evident by the use of the interior space (beds, computer lab, homework area, teen area, multi-purpose room, intake office, receptionist, conference room, client wait area,) the building is designed for its intended use: that of a transitional/supportive housing use. Additionally, the proposed architecture, as described above is dynamic, inviting, and attractive. As designed, the proposed development is suitable for all of its intended users, and the distinctive design represents the architectural principles of proportion and harmony.

E) That consideration be given to landscaping, fencing, and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.

1. Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Regulations. For instance, the majority of the landscaping is distributed along the Lakeland Road and Laurel Avenue street frontages. Additional landscaping is distributed throughout the site. The depth of the landscaping area along Laurel Avenue and Florence Avenue is a minimum of 15 feet. The sidewalks are setback from the curb as a traffic calming measure. The total landscape area required per code is 9,639 sq. ft. The total landscaping provided is 9,854 sq. ft. A (6'-0" x 0'-0") tubular steel fence with three (3) pedestrian gates, a small split-face block wall and an entry gate secures the property. The tubular fence will be painted green to match the distinct green color of The Whole Child.

F) That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.

1. As stated previously, the proposed development's architecture is dynamic, inviting, and attractive. Staff did not impose any particular style or type of architecture, but did emphasize that the architecture had to be distinctive and pleasing. We believe that the architect achieved this. Notwithstanding, the style and architecture will not match the adjacent properties in the vicinity because the most recent development on Lakeland Road was multi-family Lakeland Manor Apartments that were constructed in 2001.

G) That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.

1. The proposed project will be constructed on a site that is currently vacant, devoid of all structures and surrounded by a chain-link fence. Staff finds that the proposed project is attractive, distinctive, and thus, will be an enhancement to the overall area. Staff believes that proper attention has been given to the placement, scale, and design of the proposed building.

SECTION III. CONDITIONAL USE PERMIT -COMMISSION CONSIDERATION

Pursuant to Section 155.330 of the Zoning Regulations, in considering an application for a conditional use permit in the PD Zone, the Commission, in addition to all other applicable provisions of this chapter pertaining to conditional use permits, shall consider probable future development of adjoining properties and surrounding areas and shall take into consideration the following criteria:

(A) The location, siting and arrangement of uses, buildings, structures and facilities shall be coordinated in such a manner as to provide for efficiency, convenience, safety and a high standard of design in the proposed development as well as to provide for compatibility with adjoining properties and surrounding areas.

1. The building is one of five buildings proposed on the site. All five buildings have common elements, including but not limited to, (1) carefully articulated massing, (2) complimentary materials and colors; (3) warm colors as an accent; (4) Tall windows that use natural light to enhance interior spaces; (5) warm colors that create hierarchy to the façade and breaks the length of the elevation and; (6) rooflines that are angled and break the massing while creating a sense of scale.

(B) The location, size and quality of design of landscaping, architectural walls, signs and other design features shall provide compatibility and to be harmonious with other uses, buildings, structures and facilities within the proposed development as well as with adjoining properties and surrounding areas.

1. No signage is proposed at this time. The conceptual landscape palette that is proposed is for the entire 3.95-acre site. As a result, the landscaping will be consistent throughout the property without any line of demarcation. Since all buildings have the same architectural style, there will be conformity throughout the development.

(C) Where different zone districts meet, the interface shall be made as harmonious and compatible as possible through consideration of the criteria set forth in this section.

1. It project site is zoned R-3, Multiple-Family Residential, but is bounded by the north and west by M-2, Heavy Manufacturing Zoning. The site was previously zoned M-2, Heavy Manufacturing. Given these circumstances, it is not possible to have such an interface; however, the majority of the building is located along the Lakeland Road

and Laurel Avenue street frontage. The most northerly wall of the building is located at least 192 feet from the closest industrial-zoned property.

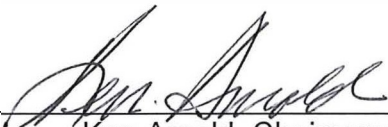
(D) The proposed development shall be in conformance with the overall purposes and objectives of this chapter and consistent with the goals, policies and programs of the general plan.

1. The Housing Element is one element of the City's General Plan. The City's General Plan Housing Element specifically identifies the development of affordable housing on the site, and the potential project is described as a program in the Housing Element starting on page 5-14 of the 2014-2021 Housing Element.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 202-2022 to approve and Development Plan Approval Case No. 974, (to allow the construction of 19 units of interim/transitional housing, for families experiencing homelessness, consisting of one, 3-story wood-frame, walk up building with a mix of one, two and three-bedroom apartments, (which will have the potential to serve forty (40) families), and Conditional Permit Case No. 811, for the establishment of a use consisting 19 units of interim/transitional housing, on a portion of (0.95 acres of the 3.95-acres) the property located at 13321 Lakeland Road, within the R-3-PD, Multiple Family Residential – Planned Development, Zone) and to approve and adopt the proposed Initial Study and Mitigated Negative Declaration, including the response to comments, Initial Study and Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program subject to Conditions of Approval attached hereto as Exhibit A.

ADOPTED and APPROVED this 24th day of January 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.



Ken Arnold, Chairperson

ATTEST:



Teresa Cavallo, Planning Secretary

Exhibit A

CONDITIONS OF APPROVAL **THE WHOLE CHILD- TWC,LLC**

13231 Lakeland Road, Santa Fe Springs, CA 90670

DEVELOPMENT PLAN APPROVAL CASE NO. 974 **CONDITIONAL USE PERMIT CASE NO. 811**

ENGINEERING / PUBLIC WORKS DEPARTMENT: **(Contact: Robert Garcia 562-868-0511 x7545)**

STREETS

1. The applicant shall pay a flat fee of \$ 35,776 to reconstruct/resurface the existing street frontage to centerline for Lakeland Road and Laurel Avenue.
2. Applicant shall remove and replace (1) driveway approach, curb, & gutter per city standard plan R-6.4C along Laurel Avenue.
3. The applicant shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along the Lakeland Road and Laurel Avenue street frontages. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans. [TM]
4. All above ground oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
5. Adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$ 1,000 to install (5) new signs.
6. The applicant shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The City will complete the work.
7. The applicant shall pay to the City, \$45,000 the entire cost of design, engineering, installation and inspection of (3) street lights on Lakeland Road and Laurel Avenue. The City will design and cause construction of said street light(s).

8. Common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

9. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Lakeland Road. Storm drain plans shall be approved by the City Engineer.
10. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the Fire Department.
11. Sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
12. All buildings shall be connected to the sanitary sewers.
13. The fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and local Water Purveyor prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of authorized personnel.
14. The applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
15. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

TRAFFIC

16. All points of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.

FEES

17. The applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
18. The applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.

MISCELLANEOUS

19. A grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
20. A hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
21. Upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
22. The applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION)

(Contact: Raul Diaz 562.868-0511 x3813)

23. That all buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
24. That the applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.
25. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be

submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.

26. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.
27. That if on-site fire hydrants are required by the Department of Fire-Rescue, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
28. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
29. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
30. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
31. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3815)

32. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
33. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.

POLICE SERVICES DEPARTMENT:
(Contact: Luis Collazo 562.409.1850 x3335)

Construction Phase Conditions:

34. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the parking area serving the business. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or for the light to become a public nuisance. The photometric and plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval of this Permit by the City Council. PDF format is permitted and can be emailed to luiscollazo@santafesprings.org.
35. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day for emergency purposes.
36. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on plywood boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
37. That the perimeter walls and/or fences (wrought iron, chain link or otherwise) shall have a minimum height of 8'-0".
38. That the construction site shall be maintained in a clean and orderly manner at all times including, but not limited to, the clean-up of trash, wrappers, product packing cardboard and other debris on a daily basis.
39. That all contractors and sub-contractors shall apply dust control measures to prevent dust, sawdust, and the like from becoming airborne onto adjacent properties.
40. That all contractors and sub-contractors shall not generate any ambient noise above 55 decibels from the hours of 10 p.m. to 7:00 a.m.

On-Going Conditions:

41. That the applicant shall provide the key entry codes for all access gates to the Department of Police Services.
42. That the Applicant shall not plant trees, shrubs or other type of foliage, or install any structures or appendages that would allow unauthorized individuals to scale walls, balconies, etc.
43. That the applicant shall place signs on the property to notify that the property is private and unauthorized individuals found on the property will be charged with trespassing and be subject to arrest. The signs shall be installed in areas highly visible to the public during the day and night.
44. That the applicant and/or his employees shall not allow persons to loiter on the subject premises, and shall immediately report all such instances to the Whittier Police Department.
45. That the complex manager and/or any future tenant or occupants shall not permit any outdoor storage, the reduction of parking spaces, or the encroachment of parking spaces or the use of parking spaces for storage at any time.
46. That washing of autos, auto repairs and/or auto sales shall be prohibited on the site at all times.
47. That vehicles shall not stop or be parked in front of garage doors at any time. All vehicles are required to be parked within a marked stalls and not interfere with the flow of traffic at all times.
48. That tenants and visitors are subject to Section 90.15 of the City Code and shall not park and/or store vehicles in the open for more than five-days.
49. That balconies, window sills and/or patio areas shall not be used to maintain storage, clothes lines, canopies, tarps, satellite dishes, and/or other miscellaneous equipment.
50. That the complex management shall prohibit on-site smoking as provided under Civil Code Section 1947.5.
51. That trash receptacles shall be placed through-out the property in strategic areas to prevent the blocking of sidewalks, ramps and other access ways.

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409-7569)

52. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
53. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City's Environmental Consultant, MuniEnvironmental at (562) 432-3700.
54. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

**PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Jimmy Wong 562.868-0511 x73**)**

55. **Affordability Targeting: Interim Housing (18 units):** The target income group shall be 30% AMI for the 18 units of LMIHF-assisted interim housing.
56. **Pre-Approval Application Process:** To ensure that all purchasers of the owner-occupied properties are compliant with both income and affordability requirements, a pre-approval application process shall be implemented.
57. **Use of Site (H&S §§33000, et seq.):** As property acquired with Low and Moderate Income Housing Fund (LMIHF) resources, the site shall be used to increase, improve or preserve affordable housing for persons and families of low and moderate income (H&S §§33000, et seq.).
58. **Targeted Project Benefits (H&S 34176, et seq.):** Proposed financial subsidies to the project to be derived from the Low and Moderate Income Housing Asset Fund (LMIHAF) require that project benefits be targeted to specified income tiers under the requirements of H&S 34176, et seq.
59. **Availability of Housing/Income Restriction/Feasibly Time not less than fifty-five years:** H&S 33334.3(f) requires that rental housing units developed with LMIHAF assistance remain available at affordable housing cost to, and occupied by, persons and families of low or moderate income and very low income and extremely low income households for the longest feasible time, but for not less than fifty-five years.
60. **Recordation of affordable housing covenants or restrictions:** H&S 33334.3(f) additionally requires the recordation of affordable housing covenants or restrictions.
61. **Payment of Fees:** All Planning and Building fees, including, but no limited to, entitlement fees, plan check and inspection fees, shall be paid at time of plan

submittal. Plans shall not be accepted for plan check unless all fees are paid. Arts fees are paid prior to issuance of building permit(s).

62. **Methane Intrusion:** To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
63. **Methane Zone:** If the subject property is deemed to be located within the “Methane Zone” by the City of Santa Fe Springs Planning Department, the owner/developer shall indicated the subject property is located within the Methane Zone on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly painted with a minimum front size of 20 point.
64. **Environmental Remediation:** Multiple subsurface investigations have been performed to evaluate the environmental condition of the subject property, which have identified environmental impacts including the presence of heavy metals in soil and methane and multiple volatile organic compounds in soil vapor, including those from off-site contamination sources. In order to evaluate and address the environmental condition of the subject property in contemplation of redeveloping the subject property for residential purposes, Applicant entered into a voluntarily oversight agreement with the State of California’s Department of Toxic Substances Control (DTSC) pursuant to the California Land Reuse and Revitalization Act (CLRRA). Under DTSC oversight, Applicant will perform the work required by DTSC to secure written regulatory closure from the State of in regard to the environmental condition of the Property, in the form of a “Certificate of Completion” to be issued by DTSC under CLRRA. Applicant further agrees to comply with the CLRRA agreement and to address the environmental condition of the subject property to the satisfaction of DTSC, the City, and any other oversight agency prior to the issuance of any permits and/or construction as determined by the City.
65. **Mitigation Monitoring and Reporting Program:** The Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for the development. The applicant shall be responsible for implementing mitigation measures pursuant to the Mitigation Monitoring and Reporting Program and provide all necessary documentation. Planning Department staff will verify compliance prior to the issuance of the Certificate of Occupancy. *Mitigations that require on-going monitoring shall be reported to the City every six (6) months.* Mitigation measures include:

Mitigation Measure No. 1 (Cultural Resources): The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Whittier Police Department (which provided law enforcement services to the City of Santa Fe Springs) will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

Mitigation Measure No. 2 (Hazardous): The project Applicant must retain the services of qualified contractors to oversee the design and installation of a vapor intrusion barrier with passive venting, that could be upgraded to active venting, beneath each of the proposed buildings. The design and the implementation of the vapor intrusion barrier must be approved by the City and/or CRWQCB. Although vapor phase VOCs are very low or non-detectable within the eastern portion of the site, VOCs may continue to migrate further into the site from the west and from the north. The maintenance of these barriers will be ongoing over the occupancy of the units.

Mitigation Measure No. 3 (Hazardous Materials): The project Applicant must retain the services of a qualified professional to oversee the preparation of a Soil Management Plan (SMP) that will focus on the handling, storage, and transport of potentially contaminated soils during grading and excavation activities. The SMP will be reviewed and must be approved by the City of Santa Fe Springs. The SMP must be approved by the City prior to commencement of any removal of contaminated soils. The SMP mitigation will end once the project's construction activities commence.

Mitigation Measure No. 4 (Hazardous Materials): The project Applicant must retain the services of a qualified professional to oversee the preparation of a Soil Management Plan (SMP) that will focus on the handling, storage, and transport of potentially contaminated soils during grading and excavation activities. The SMP will be reviewed and must be approved by the City of Santa Fe Springs. The SMP

must be approved by the City prior to commencement of any removal of contaminated soils. The SMP mitigation will end once the project's construction activities commence.

Mitigation Measure No. 5 (Hazardous Materials). The project Applicant will be required obtain the services of a qualified contractor to design and install proper ventilation in all enclosed spaces so as to prevent the build-up of methane and carbon monoxide. All of the units must contain methane and carbon dioxide (multi gas) monitors and alarms. All of the monitors must be maintained in good working order as long as the units are occupied. The monitors must be installed prior to the issuance of occupancy permits.

Mitigation Measure No. 6 (Hazardous Materials). The design and the implementation of the vapor intrusion barrier must be approved by the City and/or CRWQCB. The project Applicant must retain the services of qualified contractors to oversee the design and installation of a vapor intrusion barrier with passive venting, that could be upgraded to active venting, beneath each of the proposed buildings. Although vapor phase VOCs are very low or non-detectable within the eastern portion of the site, VOCs may continue to migrate further into the site from the west and from the north. The maintenance of these barriers will be ongoing over the occupancy of the units.

66. **Monitoring Consultant:** The Applicant shall hire a qualified Monitoring Consultant to monitor mitigation measures and document compliance. Compliance certification reports documenting compliance with each measure shall be submitted weekly by the Monitoring Consultant or other designated monitor to the Department of Planning to ensure that the Planning Department remains informed as to monitoring and compliance activities.
67. **Dust Abatement Program:** A dust abatement program shall be prepared by the applicant and submitted to the Planning Department for approval prior to issuance of grading permits. The dust abatement program shall include, but is not limited to, the following dust control measures:
 - a. Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions.
 - b. Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions.
 - c. Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks.
 - d. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage.
 - e. Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction.
 - f. Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be re-established through seeding and

- watering.
- g. Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces.
 - h. Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase watering, as necessary.
 - i. The name and 24/7 contact information for the person responsible for dust control shall be provided to the City prior to issuance of grading permits.
 - j. If dust is not controlled on the site, the City shall shut down work on the project until the applicant can provide adequate dust control.
 - k. Streets and alleys surrounding the project shall be kept clean and free of dirt.
68. **Double-detector Check Assembly:** The Department of Planning and Development requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. There shall also be a maximum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.
69. **Reduced Pressure Backflow Preventer:** That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "hunter green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure standard W-20.
70. **Heritage Artwork in Public Places:** Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
71. **Mechanical and Electrical Fixtures and Equipment:** Applicant understands and agrees that all mechanical and electrical fixtures and equipment shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall blend with the architectural design of the building(s) and shall be subject to the review and approval of the Department of Planning and Development. The exterior elevations of the building(s) shall indicate any fixtures or equipment to be located on the roof of the building, screening and parapet heights and the type of screening

to be used. The top of all parapets or screens shall be at least 6 inches above the equipment for the purpose of screening. If full screening of roof mounted equipment is not designed specifically into the building, the applicant shall submit mechanical plans that includes a roof plan showing the location of all roof mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.

- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
 - i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines

72. **Construction Activities:** Construction of buildings and projects: It shall be unlawful for any person within a residential zone, or within a radius of 500 feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day. Emergency work is exempted.
73. **Landscaping, Irrigation, Lighting Plan:** A detailed landscaping and irrigation plans, and a landscape lighting shall be submitted to the Planning Department and Public Works Department for review and approval prior to the issuance of building permits. The plans shall be prepared by a professional Landscape Architect currently registered in the State of California. The landscaping and irrigation shall comply with *AB 1881 (State of California Model Water Efficient Landscape Ordinance)*.
74. **Landscape Maintenance:** Upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
75. **Landscaping Lighting Plan:** The landscaping lighting plan shall utilize the following Common Landscape Lighting Techniques:
 - Up Lighting - Light is aimed upwards for dramatic effect. Used commonly to light up a tree, sculpture, or walls. Lighting from below or upfront creates interesting shadows against surfaces behind the lighted objects.
 - Down Lighting - Casts light down and may create interesting effects by way of shadowing. Especially useful in lighting up very dark areas to heighten security and safety.

- Moonlighting - Simulates moonlight by positioning light fixtures very high above trees and larger plants or objects to create enchanting shadow effects.
 - Accent Lighting - An intense beam, or spotlight, creates high focal points in your landscape. When the light is aimed at the leaves of shrubs, plants or flowers it can create a fantastic glittering effect.
 - Grazing - Placing the light fixture close to a surface to achieve the effect of the light traveling and enhancing the lighted area. Grazing is done against textured walls or beautiful wood. It's also used to highlight a very rough texture of a wider tree.
 - Backlighting - Silhouettes a sculpture, tree or plants.
 - Cross Lighting - Enhances a three-dimensional view of a voluminous plant, tree or object.
76. **Exterior Lighting:** Applicant shall submit to the Planning Department detailed drawings and specifications of any proposed building mounted lighting, including soffit lighting and building wash lighting, subject to the review and approval by the Director of Planning and Development. Plans shall demonstrate to the satisfaction of the Director of Community Development that the lighting is of low-intensity that the lighting source is concealed, and that the lighting is directed downward and designed or shielded so as to not shine onto neighboring properties. The project/building developer shall submit a final lighting plan that shall include drawings and/or manufacturer's specification sheets showing the intensity, size, design, and types of light fixtures proposed for the exterior of the building and the site.
77. **Transformers:** The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. Said transformer(s) shall be screened in a manner that blends with the architectural design of the project. The project applicant is required to work with the Planning Department staff to establish acceptable locations for said equipment prior to making any arrangements with the telephone, electric, cable and any other utility companies in this regard. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. A copy of the SCE Guidelines for screening are available at the Planning Department.
78. **Outside Sirens and Paging Systems.** With the exception of approved security and/or fire alarm systems, no sirens, outside paging or any other type of audible signaling systems shall be permitted.
79. **Electric Meter Locations.** The project applicant shall install a separate electric meter for each individual building proposed in this project. In addition, separate meters shall be installed for the purpose of providing electrical power to outside

lighting and automatic landscape/irrigation controllers. All meter(s) shall be shown clearly on the electrical plans.

80. **Design of Electric Meters, Gas Meters and Mailboxes.** The following items shall be at locations and of a design subject to the approval of the Department of Planning and Development:
 - a. Electrical and gas meters shall be located in decorative cabinets incorporated in the architectural design of each building.
 - b. Mailboxes shall be studied with Department of Planning and Development staff to provide a specific design and a location which will be as convenient as possible to the residents of each building in the development.
81. **Outdoor Storage:** All activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type. It shall be the responsibility of the property owner, property manager, and/or homeowners association to inform occupants/tenants that outside storage is prohibited.
82. **Vehicle Parking:** All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
83. **Bicycle Parking:** Bicycle racks or other secure bicycle parking shall be provided throughout the development.
84. **Type of Parking Identified:** That all parking areas shall be legibly marked off on the pavement, showing the required parking spaces. All parking spaces which are provided as compact spaces, electrical vehicle, visitor parking shall be further identified by having the words "compact," , "electrical vehicle", "visitor " or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
85. **Walls and Fences:** The design, height, material, texture and color of gates, walls and fences shall be subject to the approval shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
86. **Signage:** The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign

Guidelines of the City. Applicant shall submit a comprehensive sign program for the entire development.

87. **Outdoor Trash Enclosures:** Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + ½% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height. *(Calculations are subject to change)*. Further, all trash enclosures shall have a solid metal, self-closing and self-latching gate and be designed to architecturally integrate with the overall design theme of the development. Gates shall be maintained in a closed position at all times except during trash collection. Trash enclosures should be provided with a trellis (or other covered structure) and also provided with vines (if located adjacent to or within a landscaped area) to help minimize the visual impact of said enclosures. Additionally, said enclosure shall be consistent with the County of Los Angeles Building Code requirements, and specifically Title A, Division 7, Section 7313.
88. **Objectionable Odors:** The subject residential use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
89. **Building Materials:** The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
90. **Vertical Projections:** Roof parapets, tower elements, and other vertical projections shall be designed to exhibit full architectural treatment on all four sides. Any interior-facing portions of such projections that are visible from other properties or streets shall exhibit complete architectural treatment consistent with the remainder of the building, subject to the review and approval of the Department of Community Development.
91. **Exterior Materials and Color:** The project applicant is required to submit samples of all exterior materials and colors for approval prior to the issuance of building permits. Larger colored samples of exterior building materials may be required to be placed on the property for review by the Department of Planning and Development.
92. **Exterior Equipment and/or Utilities:** No exterior equipment and/or utilities including, but not limited to, gas, water and electrical lines shall be permitted on any facade on the subject building(s). Said equipment, utilities and/or building features shall be completely hidden from view within the confines of the building,

thereby rendering said items as an integral part of the architectural design of the building(s).

93. **Downspouts, Roof Access Ladders, Etc:** Downspouts, roof access ladders, and other similar building features shall be strategically located and architecturally compatible with the building(s) so as to minimize the potential for aesthetic impacts. If roof access cannot be provided by an interior stairway, then any required roof access ladder shall be screened from public view and integrated into the building design.
94. **Windows and Glass Doors:** Windows and glass doors shall be provided with dual pane glass whenever feasible;
 - a) Window treatments, including but not limited to, border/trim measuring 6 inches in width and constructed of either wood or raised stucco, or other such similar treatment subject to the approval of the Department of Planning and Development, shall be provided around all windows;
 - b) All bathroom windows shall be provided with obscured glass and shall either have a minimum sill height of 5'-0" or be fixed (non-operable) up to 5'-0" as measured from the adjacent finished floor; and,
 - c) All windows that are located on the same building elevation shall be consistent in design, style and material in order to establish and/or maintain a uniform architectural appearance.
95. **Utility Plan, Facilities, and Box Locations:** The location of any above-grade water, sewer, electrical or other public utility facility to be placed at the subject property(ies) shall be subject to the approval of the Department of Planning and Development. The location of all utility boxes shall be completely screened and/or located within the interior of the building where possible.
96. **Building Address:** Approved suite numbers/letters or address numbers shall be placed on the proposed buildings in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12" minimum.
97. **Covenants:** Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - (a) Applicant shall provide a written covenant to the Planning Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could

affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq

- (b) Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - (c) Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - (d) Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
98. **Business Operation Tax Certificate:** Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org).
99. **Conditions of Approval:** Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*

100. **Accuracy of Plans:** The applicant warrants that the plans submitted for plan check review in connection with the application for a building permit are complete and accurate, represent the same designs that were reviewed by the approving body, and incorporate all conditions of approval provided herein. Approval of the submitted plans is subject to the applicant having submitted accurate dimensions and information. If, during construction, it is found that the approved plans did not have accurate dimensions and/or information, the City Santa Fe Springs may require the work to cease until revised, accurate plans are submitted to the Department of Planning and Development for review. If the revised plans deviate from the plans reviewed by the approving body, the City of Santa Fe Springs may require the project to be resubmitted to the approving body for additional review.
101. **Improvement Consistent with Approved Plans:** All improvements shall be constructed in accordance with the approved plans. If, during construction, modifications or deviations from the approved plans are deemed necessary, any and all such modifications shall be submitted in the form of revised plans to the Department of Planning and Development for review. No modification or deviation shall proceed without prior written approval by the Department of Planning and Development. If this condition is violated, the City of Santa Fe Springs require the work to be completely removed and reconstructed in accordance with the approved plans.
102. **BOTC for Contractors and Sub-contractors:** Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.
103. **Electrical Panels.** The electrical panels and wiring of the subject residence(s) shall be sufficiently sized to accommodate upgrades to appliances and amenities including, but not limited to, burglar alarms, lighting and heating and cooling systems.
104. **Telephone and Television Antennae Jacks/Cables.** All habitable rooms including, but not limited to, rooms suitable for eating and sleeping, shall be provided with the latest and most technologically advanced Internet, telephone and digital cable television system available. All television antenna cables shall be of the 75-ohm type or better. All television cable conduits shall be routed through the interior of building walls, and all cable conduit systems shall be installed in accordance with the specifications approved by the Department of Public Works and the Department of Community Development.

105. **Smoke and Carbon Monoxide Detectors.** The property owner/developer shall install smoke and carbon monoxide detection devices, in accordance with applicable Building Code requirements. The quantity, type, design and location shall be reviewed and approved prior to the issuance of building permits.
106. **Driveway Approach.** Decorative hardscape such as, but not limited to, concrete, pavers, brick and/or stone shall be required to be installed at and/or around each on-site driveway approach subject to the review and approval of the Department of Planning and Development. In instances where the subject property is located within 300 lineal feet from residential land uses, the decorative hardscape used by the project applicant shall be limited to colored* concrete in order to reduce potential noise impacts to a level of insignificance.
107. **Driveway to Lakeland Manor Apartments:** That prior to the issuance of permits, the Applicant shall document that the ownership and tenants of the adjacent Lakeland Manor apartments have been provided with a construction schedule and conversation(s) have occurred with respect and proposed modification to the driveway that provides vehicular access to the apartments.
108. **Sidewalks.** The design, configuration and location of sidewalks shall be subject to the approval of the Department of Public Works and the Department of Planning and Development. A concrete and meandering sidewalk measuring no less than 5 feet wide shall be installed along the frontage(s) of the subject property(ies) as approved by the Department of Public Works and the Department of Planning and Development. If said sidewalk extends within the setback area along the street frontages of the subject site, the property owner shall grant to the City a public sidewalk easement on the parcel map or as dictated by the Department of Public Works.
109. **Concrete Score Lines and Expansion Joints for Pedestrian Areas.** To effectively reduce the number of cracks found within large spans of concrete used to form pedestrian spaces, including, but not limited to sidewalks, plazas and courtyards, the project applicant shall be required to install score lines and/or expansion joints to form concrete areas of no greater than 25 square feet in area .The project applicant shall be required to submit a hardscape plan with details delineating the precise location of any and all score lines and/or expansion joints for review and approval by the Department of Planning and Development.
110. **Development Conformance with Plans:** The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
111. **Director Final Approval:** The final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.

112. **Compliance with Other Codes:** All other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
113. **Disclosure:** That the owner/developer agrees to include a disclosure, agreed to by the parties, and said disclosure shall be incorporated within the covenants, conditions and restrictions (CC&R's), that all future residents shall be notified of any mitigation measures or barriers installed within or about the structure in order to mitigate human health risks posed by residual or regional contamination.
114. **Indemnification:** The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.
115. **Changes to Plans:** Applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
116. **Consistency among Plans:** The applicant shall be responsible for ensuring that information contained in construction drawings and/or landscape & irrigation plans are consistent among architectural, structural, electrical, mechanical, plumbing, fire,

utility and public improvement plans as well as other civil drawings. This responsibility may be transferred by the applicant to the project architect. While the City aims to correct inconsistencies, it is the ultimate responsibility of the applicant/project architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.

117. **Roof Drains:** Applicant shall clarify on the construction drawings that all roof drains (facing the street), shall be provided along the interior walls and not along the exterior of the building.
118. **Lighting, fences, walls: Maintenance:** All lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
119. **Approvals:** The applicant shall obtain all necessary Building Permits and related approvals from the Building, Planning and Fire-Rescue Department for the proposed improvements.
120. **Conditions of Approval not been Fulfilled:** If there is evidence that these conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the Conditional Use Permit back to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the Conditional Use Permit.
121. **Fish and Game and County Clerk Fees:** The applicant shall be responsible for payment of the filing fee (Fish & G. Code, § 711.4) and County Clerk fee. Filing Fees are due at the time a Notice of Determination is filed with the county clerk's office (local lead agency), or with the State Clearinghouse (state lead agency).
122. **Office Trailer Permit:** Prior to or otherwise concurrent with the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process.

END OF CONDITIONS OF APPROVAL

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 203-2022 and

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 975 &
CONDITIONAL USE PERMIT CASE NO. 812.**

WHEREAS, the Housing Successor is the owner of four parcels of land located at the northeast and northwest corner of Laurel Avenue and Lakeland Road, in the City of Santa Fe Springs City); and

WHEREAS, the largest of the parcels (APN: 8011-012-902), at the northwest corner of Laurel Avenue and Lakeland Road, consist of ±3.95 acres; and

WHEREAS, it was always the intent of the City and Agency to develop all four parcels with affordable housing and to accomplish this, all four parcels were rezoned to R-3-PD, Multiple-Family Residential-Planned Development in 2013; and

WHEREAS, those parcels are also listed as potential locations for the development of 139 units, within the Vacant Residential Site Inventory of the City's approved Housing Element; and

WHEREAS, the City's General Plan Housing Element specifically identifies the development of affordable housing on the sites, and the potential project is described as a program in the Housing Element starting on page 5-14 of the 2014-2021 Housing Element; and

WHEREAS, the Housing Successor entered into an Exclusive Negotiating Agreement on March 28, 2019 with a team of three entities, The Whole Child, the Richman Group of California Development Company, LLC., and Habitat for Humanity of Greater Los Angeles to develop transitional housing and support services, an affordable rental apartment building, and affordable for sale owner-occupied single-family homes, respectively in that order, on the subject properties; and;

WHEREAS, the Housing Successor entered into a Predevelopment Loan and Disbursement Agreement on January 28, 2021 with the same three entities; and

WHEREAS, the Housing Successor also entered into a Purchase and Sales Agreement on March 21, 2022, with The Whole Child and The Richman Group; and

WHEREAS, those two entities, The Whole Child and The Richman Group desire of beginning development on the site and as a result, the Richman Group of California Development Company, LLC has filed a request for Development Plan Approval Case No. 975, to allow the construction of 52 units of affordable apartment housing, consisting

one 4-story wood-frame, walk up buildings with a mix of one and two-bedroom apartments on a portion of (0.81 acres of the 3.95 acres) the property; and

WHEREAS, because the property is in the PD-Planned Development Zone, a conditional use permit is required for the establishment of any use, structure or improvement in the Planned Development Zone; and

WHEREAS, the applicant has concurrently filed for Conditional Use Permit Case No. 812, for the establishment of 50 unit of senior apartment housing within the PD, Planned Development, Zone; and

WHEREAS, the subject property is located at 13231 Lakeland Road, in the City of Santa Fe Springs, with an Accessor's Parcel Number of 8011-012-902, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the property owner is Housing Successor to The Community Development Commission of the City of Santa Fe Springs, 11710 Telegraph Road, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed Development Plan Approval Case No. 975 and Conditional Use Permit Case No. 812 are both considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, the City, as the lead agency, prepared an Initial Study and Mitigated Negative Declaration (MND) and circulated it for public review from October 5, 2021 to November 4, 2021; and

WHEREAS, the City prepared a Mitigation and Monitoring and Reporting Program (MMRP) to implement the mitigation measures set forth in the MND; and

WHEREAS, the City received four comment letters on the MND, and the City prepared responses to these comments and provided minor revisions to the MND which do not change any of the analysis in the MND (Comments and Responses to Comments Initial Study and Mitigated Negative Declaration); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project is not expected to have any significant adverse environmental impacts after implementation of mitigation measures; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on January 13, 2022, published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on January 13, 2022, to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on January 24, 2022, at which time it received public testimony concerning Development Plan Approval Case No. 9746 and Conditional Use Permit Case No. 812.

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, and other materials presented at the public hearing; and

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The project involves the construction of a 50-unit senior affordable, senior apartments, consisting of one 4-story wood-frame buildings with a mix of one, two and three-bedroom apartments, on a portion of (0.81 acres of the 3.95 acres) the property. The construction of the proposed development is considered to be a project under the California Environmental Quality Act (CEQA) and, as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study determined that the proposed project is not expected to have any significant environmental impacts, after implementation of mitigation measures; therefore, the City has prepared and proposes to adopt a Mitigated Negative Declaration (MND) for the proposed project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett/Baylosis Environmental Planning.

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration and the adoption of the Mitigation Monitoring and Reporting

Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A Mitigation Monitoring and Reporting Program will is required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

A number of mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels. AB-3180 requires that Mitigation Monitoring and Reporting Program be adopted for the recommended mitigation measures.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the Zoning Regulations, in studying any application for Development Plan Approval, the Commission shall give consideration to the following:

- A) *That the proposed development is in conformance with the overall objectives if this chapter.*
- B) The proposed project will be located within the R-3-PD, Multiple Family Residential – Planned Development, Zone. Pursuant to Section 155.090 of the City's Zoning Regulations, "The purpose of the R-3 Zone is to provide a suitable environment for family life for those wishing to live in apartments or multiple dwelling units. The intent is to promote desirable residential characteristics for medium density living and to stabilize and protect existing medium density areas by the establishment of those requirements and facilities conducive to proper development."
- C) *That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.*

The property is a vacant lot that is devoid of any structures, and surrounded by chain-link fencing. The proposed development will be a significant improvement to the subject site. The Lakeland Senior Apartments is composed of a 4-story, 50 units building. Enhancements include: (1) Massing articulation to break the length and height of the building. (2) Materials that are complimentary to the entire development. (3) Enhanced entry lobby portal with distinct color and materiality. (4) Articulated rooflines. (5) Ground floor resident lounge with large glazing directly connecting to outdoor green spaces and amenities. The proposed architecture is dynamic, inviting, and attractive.

That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.

The proposed architecture, as described above is dynamic, inviting, and attractive. As designed, the proposed development is suitable for all of its intended users, and the distinctive design represents the architectural principles of proportion and harmony.

D) That consideration be given to landscaping, fencing, and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.

1. Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Regulations. For instance, the majority of the landscaping is distributed along the periphery of the building and along the most northerly property line. The total landscape area required per code is 2,114 sq. ft. The total landscaping provided is 6,035 sq. ft. The Planting Palette identifies whether the plant material is perennial, shrub, vine, ground cover, shrub, vine, the botanical name, common name, and water usage and evapotranspiration percentage. A (6'-0" x 0'-0") tubular steel fence is proposed along the northerly property line. A block wall and entry gate secures the property from Lakeland Road.

E) That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.

1. As stated previously, the proposed development's architecture is dynamic, inviting, and attractive. Staff did not impose any particular style or type of architecture, but did emphasize that the architecture had to be distinctive and pleasing. We believe that the architect achieved this. Notwithstanding, the style and architecture will not match the adjacent properties in the vicinity because the most recent development on Lakeland Road was multi-family Lakeland Manor Apartments that were constructed in 2001.

F) That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.

1. The proposed project will be constructed on a site that is currently vacant, devoid of all structures and surrounded by a chain-link fence. Staff finds that the proposed project is attractive, distinctive, and thus, will be an enhancement to the overall area. Staff believes that proper attention has been given to the placement, scale, and design of the proposed building.

SECTION III. CONDITIONAL USE PERMIT -COMMISSION CONSIDERATION

Pursuant to Section 155.330 of the Zoning Regulations, in considering an application for a conditional use permit in the PD Zone, the Commission, in addition to all other applicable provisions of this chapter pertaining to conditional use permits, shall consider probable future development of adjoining properties and surrounding areas and shall take into consideration the following criteria:

(A) The location, siting and arrangement of uses, buildings, structures and facilities shall be coordinated in such a manner as to provide for efficiency, convenience, safety and a high standard of design in the proposed development as well as to provide for compatibility with adjoining properties and surrounding areas.

1. The building is one of five buildings proposed on the site. All five buildings have common elements, including but not limited to, (1) carefully articulated massing, (2) complimentary materials and colors; (3) warm colors as an accent; (4) Tall windows that use natural light to enhance interior spaces; (5) warm colors that create hierarchy to the façade and breaks the length of the elevation and; (6) rooflines that are angled and break the massing while creating a sense of scale.

(B) The location, size and quality of design of landscaping, architectural walls, signs and other design features shall provide compatibility and to be harmonious with other uses, buildings, structures and facilities within the proposed development as well as with adjoining properties and surrounding areas.

1. No signage is proposed at this time. The conceptual landscape palette that is proposed is for the entire 3.95-acre site. As a result, the landscaping will be consistent throughout the property without any line of demarcation. Since all buildings have the same architectural style, there will be conformity throughout the development.

(C) Where different zone districts meet, the interface shall be made as harmonious and compatible as possible through consideration of the criteria set forth in this section.

1. It project site is zoned R-3, Multiple-Family Residential, but is bounded by the north and west by M-2, Heavy Manufacturing Zoning. The site was previously zoned M-2, Heavy Manufacturing. Given these circumstances, it is not possible to have such an interface; however, the building is located approximately 128 feet north of the Lakeland Road property line, 82 feet from the westerly property line and 48 feet south of the northerly property line.

(D) The proposed development shall be in conformance with the overall purposes and objectives of this chapter and consistent with the goals, policies and programs of the general plan.

1. The Housing Element is one element of the City's General Plan. The City's General Plan Housing Element specifically identifies the development of affordable housing on the site, and the potential project is described as a program in the Housing Element starting on page 5-14 of the 2014-2021 Housing Element.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 203-2022 to approve Development Plan Approval Case No. 975, to allow the construction of 50 units of affordable senior apartments consisting of one 4-story wood-frame, walk up buildings with a mix of two and three-bedroom apartments, and Conditional Permit Case No. 812, for the establishment of 50 units of affordable senior apartments, within the PD, Planned Development Zone, on a portion of (0.81 acres of the 3.95 acres) the property located at 13321 Lakeland Road, within the R-3-PD, Multiple Family Residential – Planned Development, Zone; and to approve and adopt the Initial Study and Mitigated Negative Declaration, including the Comments and Responses, Initial Study and Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program, subject to Conditions of Approval attached hereto as Exhibit A.

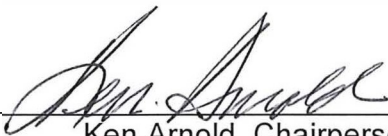
ADOPTED and APPROVED this 24th day of January 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

AYES: Arnold, Jimenez, Carbajal, Hernandez, and Rounds

NOES:

ABSTAIN:

ABSENT:



Ken Arnold, Chairperson

ATTEST:



Teresa Cavallo, Planning Secretary

Exhibit A

CONDITIONS OF APPROVAL

13231 Lakeland Road, Santa Fe Springs, CA 90670

**DEVELOPMENT PLAN APPROVAL CASE NO. 975
CONDITIONAL USE PERMIT CASE NO. 812**

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562-868-0511 x7545)

STREETS

1. That the applicant shall pay a flat fee of \$26,816 to reconstruct/resurface the existing street frontage to centerline for Lakeland Road.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along the Lakeland Road street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
3. All above ground oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
4. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$ 600 to install (3) new signs.
5. The applicant shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The City will complete the work.
6. That the applicant shall pay to the City, \$30,000 the entire cost of design, engineering, installation and inspection of (2) street lights on Lakeland Road. The City will design and cause construction of said street light(s).

7. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

8. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Lakeland Road. Storm drain plans shall be approved by the City Engineer.
9. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the Fire Department.
10. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
11. All buildings shall be connected to the sanitary sewers.
12. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and local Water Purveyor prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of authorized personnel.
13. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
14. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

TRAFFIC

15. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.

FEES

16. The applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
17. The applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.

MISCELLANEOUS

18. A grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
19. A hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
20. Upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
21. The applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION) **(Contact: Raul Diaz 562.868-0511 x3813)**

22. All buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
23. The applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.

24. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.
25. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.
26. That if on-site fire hydrants are required by the Department of Fire-Rescue, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
27. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
28. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
29. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
30. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Tom Hall 562.868-0511 x3815)

31. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.

32. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.

POLICE SERVICES DEPARTMENT:
(Contact: Luis Collazo 562.409.1850 x3335)

Construction Phase Conditions:

33. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the parking area serving the business. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or for the light to become a public nuisance. The photometric and plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval of this Permit by the City Council. PDF format is permitted and can be emailed to luiscollazo@santafesprings.org.
34. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day for emergency purposes.
35. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on plywood boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
36. That the perimeter walls and/or fences (wrought iron, chain link or otherwise) shall have a minimum height of 8'-0"
37. That the construction site shall be maintained in a clean and orderly manner at all times including, but not limited to, the clean-up of trash, wrappers, product packing cardboard and other debris on a daily basis.

38. That all contractors and sub-contractors shall apply dust control measures to prevent dust, sawdust, and the like from becoming airborne onto adjacent properties.
39. That all contractors and sub-contractors shall not generate any ambient noise above 55 decibels from the hours of 10 p.m. to 7:00 a.m.

On-Going Conditions:

40. That the applicant shall provide the key entry codes for all access gates to the Department of Police Services.
41. That the Applicant shall not plant trees, shrubs or other type of foliage, or install any structures or appendages that would allow unauthorized individuals to scale walls, balconies, etc.
42. That the applicant shall place signs on the property to notify that the property is private and unauthorized individuals found on the property will be charged with trespassing and be subject to arrest. The signs shall be installed in areas highly visible to the public during the day and night.
43. That the applicant and/or his employees shall not allow persons to loiter on the subject premises, and shall immediately report all such instances to the Whittier Police Department.
44. That the complex manager and/or any future tenant or occupants shall not permit any outdoor storage, the reduction of parking spaces, or the encroachment of parking spaces or the use of parking spaces for storage at any time.
45. That washing of autos, auto repairs and/or auto sales shall be prohibited on the site at all times.
46. That vehicles shall not stop or be parked in front of garage doors at any time. All vehicles are required to be parked within a marked stalls and not interfere with the flow of traffic at all times.
47. That tenants and visitors are subject to Section 90.15 of the City Code and shall not park and/or store vehicles in the open for more than five-days.
48. That balconies, window sills and/or patio areas shall not be used to maintain storage, clothes lines, canopies, tarps, satellite dishes, and/or other miscellaneous equipment.
49. That the complex management shall prohibit on-site smoking as provided under Civil Code Section 1947.5.

50. That trash receptacles shall be placed through-out the property in strategic areas to prevent the blocking of sidewalks, ramps and other access ways.

WASTE MANAGEMENT:

(Contact: Maribel Garcia 562.409-7569)

51. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.

52. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City’s Environmental Consultant, MuniEnvironmental at (562) 432-3700.

53. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Jimmy Wong 562.868-0511 x73)**

54. **Affordability Targeting: 102 units of Rental Housing:** Forty-two (42) of the 102 units shall be designated as LMIHAF-assisted units, while 59 units will be funded with and designated as TCAC restricted. The proposed affordability targets for the rental units shall be as follows:

Affordability Targeting			
Income Target	Bedrooms	Number of Units	%
30% AMI - LMIHAF	1 Bedroom	18	17.65
60% AMI - LMIHAF	1 Bedroom	4	3.92
80% AMI - LMIHAF	1 Bedroom	0	0.00
30% AMI - LMIHAF	2 Bedroom	6	5.88
60% AMI - LMIHAF	2 Bedroom	3	2.94
80% AMI - LMIHAF	2 Bedroom	1	0.98

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30% AMI - LMIHAF	2 Bedroom	6	5.88
60% AMI - LMIHAF	2 Bedroom	3	2.94
80% AMI - LMIHAF	2 Bedroom	1	0.98

Thirty (30) units (29.4% of the total units) shall be reserved for permanent supportive housing, which are represented in the above table as the 30% AMI-LMIHF units.

55. **Pre-Approval Application Process:** To ensure that all purchasers of the owner-occupied properties are compliant with both income and affordability requirements, a pre-approval application process shall be implement.
56. **Use of Site (H&S §§33000, et seq.):** As property acquired with Low and Moderate Income Housing Fund (LMIHF) resources, the site shall be used to increase, improve or preserve affordable housing for persons and families of low and moderate income (H&S §§33000, et seq.).
57. **Availability of Housing/Income Restriction/Feasibly Time not less than fifty-five years:** H&S 33334.3(f) requires that rental housing units developed with LMIHAF assistance remain available at affordable housing cost to, and occupied by, persons and families of low or moderate income and very low income and extremely low income households for the longest feasible time, but for not less than fifty-five years.
58. **Recordation of affordable housing covenants or restrictions:** H&S 33334.3(f) additionally requires the recordation of affordable housing covenants or restrictions.
59. **Payment of Fees:** All Planning and Building fees, including, but no limited to, entitlement fees, plan check and inspection fees, shall be paid at time of plan submittal. Plans shall not be accepted for plan check unless all fees are paid. Arts fees are paid prior to issuance of building permit(s).
60. **Methane Intrusion:** To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.

61. **Methane Zone:** If the subject property is deemed to be located within the “Methane Zone” by the City of Santa Fe Springs Planning Department, the owner/developer shall indicate the subject property is located within the Methane Zone on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly painted with a minimum front size of 20 point.
62. **Environmental Remediation:** Multiple subsurface investigations have been performed to evaluate the environmental condition of the subject property, which have identified environmental impacts including the presence of heavy metals in soil and methane and multiple volatile organic compounds in soil vapor, including those from off-site contamination sources. In order to evaluate and address the environmental condition of the subject property in contemplation of redeveloping the subject property for residential purposes, Applicant entered into a voluntarily oversight agreement with the State of California’s Department of Toxic Substances Control (DTSC) pursuant to the California Land Reuse and Revitalization Act (CLRRA). Under DTSC oversight, Applicant will perform the work required by DTSC to secure written regulatory closure from the State of in regard to the environmental condition of the Property, in the form of a “Certificate of Completion” to be issued by DTSC under CLRRA. Applicant further agrees to comply with the CLRRA agreement and to address the environmental condition of the subject property to the satisfaction of DTSC, the City, and any other oversight agency prior to the issuance of any permits and/or construction as determined by the City.
63. **Mitigation Monitoring and Reporting Program:** The Mitigation, Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for the subject development on property located at 13231 Lakeland Road, Santa Fe Springs, CA 90670 (APN: 8011-012-902). The Mitigation Monitoring and Reporting Program is listed as an attachment to the staff report.
64. **Mitigation Measures:** The applicant shall be responsible for implementing mitigation measures pursuant to the Mitigation Monitoring and Reporting Program and provide all necessary documentation. Planning Department staff will verify compliance prior to the issuance of the Certificate of Occupancy. *Mitigations that require on-going monitoring shall be reported to the City every six (6) months.* Mitigation measures include:

Mitigation Measure No. 1 (Cultural Resources): The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction

phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Whittier Police Department (which provided law enforcement services to the City of Santa Fe Springs) will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

Mitigation Measure No. 2 (Hazardous): The project Applicant must retain the services of qualified contractors to oversee the design and installation of a vapor intrusion barrier with passive venting, that could be upgraded to active venting, beneath each of the proposed buildings. The design and the implementation of the vapor intrusion barrier must be approved by the City and/or CRWQCB. Although vapor phase VOCs are very low or non-detectable within the eastern portion of the site, VOCs may continue to migrate further into the site from the west and from the north. The maintenance of these barriers will be ongoing over the occupancy of the units.

Mitigation Measure No. 3 (Hazardous Materials): The project Applicant must retain the services of a qualified professional to oversee the preparation of a Soil Management Plan (SMP) that will focus on the handling, storage, and transport of potentially contaminated soils during grading and excavation activities. The SMP will be reviewed and must be approved by the City of Santa Fe Springs. The SMP must be approved by the City prior to commencement of any removal of contaminated soils. The SMP mitigation will end once the project's construction activities commence.

Mitigation Measure No. 4 (Hazardous Materials). The project Applicant must retain the services of a qualified professional to oversee the preparation of a Soil Management Plan (SMP) that will focus on the handling, storage, and transport of potentially contaminated soils during grading and excavation activities. The SMP will be reviewed and must be approved by the City of Santa Fe Springs. The SMP must be approved by the City prior to commencement of any removal of contaminated soils. The SMP mitigation will end once the project's construction activities commence.

Mitigation Measure No. 5 (Hazardous Materials). The project Applicant will be required obtain the services of a qualified contractor to design and install proper ventilation in all enclosed spaces so as to prevent the build-up of methane and carbon monoxide. All of the units must contain methane and carbon dioxide (multi gas) monitors and alarms. All of the monitors must be maintained in good working order as long as the units are occupied. The monitors must be installed prior to the issuance of occupancy permits.

Mitigation Measure No. 6 (Hazardous Materials). The design and the implementation of the vapor intrusion barrier must be approved by the City and/or CRWQCB. The project Applicant must retain the services of qualified contractors to oversee the design and installation of a vapor intrusion barrier with passive venting, that could be upgraded to active venting, beneath each of the proposed buildings. Although vapor phase VOCs are very low or non-detectable within the eastern portion of the site, VOCs may continue to migrate further into the site from the west and from the north. The maintenance of these barriers will be ongoing over the occupancy of the units.

65. **Monitoring Consultant:** The Applicant shall hire a qualified Monitoring Consultant to monitor mitigation measures and document compliance. Compliance certification reports documenting compliance with each measure shall be submitted weekly by the Monitoring Consultant or other designated monitor to the Department of Planning to ensure that the Planning Department remains informed as to monitoring and compliance activities.
66. **Dust Abatement Program:** A dust abatement program shall be prepared by the applicant and submitted to the Planning Department for approval prior to issuance of grading permits. The dust abatement program shall include, but is not limited to, the following dust control measures:
- a. Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions.
 - b. Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions.
 - c. Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks.
 - d. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage.
 - e. Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction.
 - f. Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be re-established through seeding and watering.
 - g. Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces.
 - h. Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase watering, as necessary.
 - i. The name and 24/7 contact information for the person responsible for dust control shall be provided to the City prior to issuance of grading permits.
 - j. If dust is not controlled on the site, the City shall shut down work on the project until the applicant can provide adequate dust control.
 - k. Streets and alleys surrounding the project shall be kept clean and free of dirt.

67. **Double-detector Check Assembly:** The Department of Planning and Development requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the FDC to be located a minimum distance from the double-check detector assembly. There shall also be a maximum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.
68. **Reduced Pressure Backflow Preventer:** That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "hunter green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure standard W-20.**Heritage Artwork in Public Places:** Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
69. **Mechanical and Electrical Fixtures and Equipment:** Applicant understands and agrees that all mechanical and electrical fixtures and equipment shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall blend with the architectural design of the building(s) and shall be subject to the review and approval of the Department of Planning and Development. The exterior elevations of the building(s) shall indicate any fixtures or equipment to be located on the roof of the building, screening and parapet heights and the type of screening to be used. The top of all parapets or screens shall be at least 6 inches above the equipment for the purpose of screening. If full screening of roof mounted equipment is not designed specifically into the building, the applicant shall submit mechanical plans that includes a roof plan showing the location of all roof mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.
- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
- i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines

70. **Construction Activities:** Construction of buildings and projects: It shall be unlawful for any person within a residential zone, or within a radius of 500 feet therefrom, to operate equipment of perform any outside construction or repair work on buildings, structures, or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day. Emergency work is exempted.
71. **Landscaping, Irrigation, Lighting Plan:** A detailed landscaping and irrigation plans, and a landscape lighting shall be submitted to the Planning Department and Public Works Department for review and approval prior to the issuance of building permits. The plans shall be prepared by a professional Landscape Architect currently registered in the State of California. The landscaping and irrigation shall comply with *AB 1881 (State of California Model Water Efficient Landscape Ordinance)*.
72. **Landscape Maintenance:** Upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
73. **Landscaping Lighting Plan:** The landscaping lighting plan shall utilize the following Common Landscape Lighting Techniques:
- Up Lighting - Light is aimed upwards for dramatic effect. Used commonly to light up a tree, sculpture, or walls. Lighting from below or upfront creates interesting shadows against surfaces behind the lighted objects.
 - Down Lighting - Casts light down and may create interesting effects by way of shadowing. Especially useful in lighting up very dark areas to heighten security and safety.
 - Moonlighting - Simulates moonlight by positioning light fixtures very high above trees and larger plants or objects to create enchanting shadow effects.
 - Accent Lighting - An intense beam, or spotlight, creates high focal points in your landscape. When the light is aimed at the leaves of shrubs, plants or flowers it can create a fantastic glittering effect.
 - Grazing - Placing the light fixture close to a surface to achieve the effect of the light traveling and enhancing the lighted area. Grazing is done against textured walls or beautiful wood. It's also used to highlight a very rough texture of a wider tree.
 - Backlighting - Silhouettes a sculpture, tree or plants.
 - Cross Lighting - Enhances a three-dimensional view of a voluminous plant, tree or object.
74. **Exterior Lighting:** Applicant shall submit to the Planning Department detailed drawings and specifications of any proposed building mounted lighting, including soffit lighting and building wash lighting, subject to the review and approval by the

Director of Planning and Development. Plans shall demonstrate to the satisfaction of the Director of Community Development that the lighting is of low-intensity that the lighting source is concealed, and that the lighting is directed downward and designed or shielded so as to not shine onto neighboring properties. The project/building developer shall submit a final lighting plan that shall include drawings and/or manufacturer's specification sheets showing the intensity, size, design, and types of light fixtures proposed for the exterior of the building and the site.

75. **Transformers:** The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. Said transformer(s) shall be screened in a manner that blends with the architectural design of the project. The project applicant is required to work with the Planning Department staff to establish acceptable locations for said equipment prior to making any arrangements with the telephone, electric, cable and any other utility companies in this regard. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. A copy of the SCE Guidelines for screening are available at the Planning Department.
76. **Outside Sirens and Paging Systems.** With the exception of approved security and/or fire alarm systems, no sirens, outside paging or any other type of audible signaling systems shall be permitted.
77. **Electric Meter Locations.** The project applicant shall install a separate electric meter for each individual building proposed in this project. In addition, separate meters shall be installed for the purpose of providing electrical power to outside lighting and automatic landscape/irrigation controllers. All meter(s) shall be shown clearly on the electrical plans.
78. **Design of Electric Meters, Gas Meters and Mailboxes.** The following items shall be at locations and of a design subject to the approval of the Department of Planning and Development:
 - a. Electrical and gas meters shall be located in decorative cabinets incorporated in the architectural design of each building.
 - b. Mailboxes shall be studied with Department of Planning and Development staff to provide a specific design and a location which will be as convenient as possible to the residents of each building in the development.
79. **Outdoor Storage:** All activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type. .It shall be the responsibility of the property owner, property manager, and/or homeowners association to inform occupants/tenants that outside storage is prohibited.

80. **Vehicle Parking:** All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.
81. **Bicycle Parking:** Bicycle racks or other secure bicycle parking shall be provided throughout the development.
82. **Type of Parking Identified:** That all parking areas shall be legibly marked off on the pavement, showing the required parking spaces. All parking spaces which are provided as compact spaces, electrical vehicle, visitor parking shall be further identified by having the words "compact," , "electrical vehicle", "visitor " or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
83. **Walls and Fences:** The design, height, material, texture and color of gates, walls and fences shall be subject to the approval shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
84. **Signage:** The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. Applicant shall submit a comprehensive sign program for the entire development.
85. **Outdoor Trash Enclosures:** Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + ½% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height. (*Calculations are subject to change*). Further, all trash enclosures shall have a solid metal, self-closing and self-latching gate and be designed to architecturally integrate with the overall design theme of the development. Gates shall be maintained in a closed position at all times except during trash collection. Trash enclosures should be provided with a trellis (or other covered structure) and also provided with vines (if located adjacent to or within a landscaped area) to help minimize the visual impact of said enclosures. Additionally, said enclosure shall be consistent with the County of Los Angeles Building Code requirements, and specifically Title A, Division 7, Section 7313.

86. **Objectionable Odors:** The subject residential use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.
87. **Building Materials:** The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
88. **Vertical Projections:** Roof parapets, tower elements, and other vertical projections shall be designed to exhibit full architectural treatment on all four sides. Any interior-facing portions of such projections that are visible from other properties or streets shall exhibit complete architectural treatment consistent with the remainder of the building, subject to the review and approval of the Department of Community Development.
89. **Exterior Materials and Color:** The project applicant is required to submit samples of all exterior materials and colors for approval prior to the issuance of building permits. Larger colored samples of exterior building materials may be required to be placed on the property for review by the Department of Planning and Development.
90. **Exterior Equipment and/or Utilities:** No exterior equipment and/or utilities including, but not limited to, gas, water and electrical lines shall be permitted on any facade on the subject building(s). Said equipment, utilities and/or building features shall be completely hidden from view within the confines of the building, thereby rendering said items as an integral part of the architectural design of the building(s).
91. **Downspouts, Roof Access Ladders, Etc:** Downspouts, roof access ladders, and other similar building features shall be strategically located and architecturally compatible with the building(s) so as to minimize the potential for aesthetic impacts. If roof access cannot be provided by an interior stairway, then any required roof access ladder shall be screened from public view and integrated into the building design.
92. **Windows and Glass Doors:** Windows and glass doors shall be provided with dual pane glass whenever feasible;
 - a) Window treatments, including but not limited to, border/trim measuring 6 inches in width and constructed of either wood or raised stucco, or other such similar treatment subject to the approval of the Department of Planning and Development, shall be provided around all windows;
 - b) All bathroom windows shall be provided with obscured glass and shall either have a minimum sill height of 5'-0" or be fixed (non-operable) up to 5'-0" as measured from the adjacent finished floor; and,

- c) All windows that are located on the same building elevation shall be consistent in design, style and material in order to establish and/or maintain a uniform architectural appearance.
93. **Utility Plan, Facilities, and Box Locations:** The location of any above-grade water, sewer, electrical or other public utility facility to be placed at the subject property(ies) shall be subject to the approval of the Department of Planning and Development. The location of all utility boxes shall be completely screened and/or located within the interior of the building where possible.
94. **Building Address:** Approved suite numbers/letters or address numbers shall be placed on the proposed buildings in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12” minimum.
95. **Covenants:** Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
- (a) Applicant shall provide a written covenant to the Planning Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 - (b) Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant's knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - (c) Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.

- (d) Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.
96. **Business Operation Tax Certificate:** Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org).
97. **Conditions of Approval:** Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
98. **Accuracy of Plans:** The applicant warrants that the plans submitted for plan check review in connection with the application for a building permit are complete and accurate, represent the same designs that were reviewed by the approving body, and incorporate all conditions of approval provided herein. Approval of the submitted plans is subject to the applicant having submitted accurate dimensions and information. If, during construction, it is found that the approved plans did not have accurate dimensions and/or information, the City Santa Fe Springs may require the work to cease until revised, accurate plans are submitted to the Department of Planning and Development for review. If the revised plans deviate from the plans reviewed by the approving body, the City of Santa Fe Springs may require the project to be resubmitted to the approving body for additional review.
99. **Improvement Consistent with Approved Plans:** All improvements shall be constructed in accordance with the approved plans. If, during construction, modifications or deviations from the approved plans are deemed necessary, any and all such modifications shall be submitted in the form of revised plans to the Department of Planning and Development for review. No modification or deviation shall proceed without prior written approval by the Department of Planning and Development. If this condition is violated, the City of Santa Fe Springs require the

work to be completely removed and reconstructed in accordance with the approved plans.

100. **BOTC for Contractors and Sub-contractors:** Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.
101. **Electrical Panels.** The electrical panels and wiring of the subject residence(s) shall be sufficiently sized to accommodate upgrades to appliances and amenities including, but not limited to, burglar alarms, lighting and heating and cooling systems.
102. **Telephone and Television Antennae Jacks/Cables.** All habitable rooms including, but not limited to, rooms suitable for eating and sleeping, shall be provided with the latest and most technologically advanced Internet, telephone and digital cable television system available. All television antenna cables shall be of the 75-ohm type or better. All television cable conduits shall be routed through the interior of building walls, and all cable conduit systems shall be installed in accordance with the specifications approved by the Department of Public Works and the Department of Community Development.
103. **Smoke and Carbon Monoxide Detectors.** The property owner/developer shall install smoke and carbon monoxide detection devices, in accordance with applicable Building Code requirements. The quantity, type, design and location shall be reviewed and approved prior to the issuance of building permits.
104. **Driveway Approach.** Decorative hardscape such as, but not limited to, concrete, pavers, brick and/or stone shall be required to be installed at and/or around each on-site driveway approach subject to the review and approval of the Department of Planning and Development. In instances where the subject property is located within 300 lineal feet from residential land uses, the decorative hardscape used by the project applicant shall be limited to colored* concrete in order to reduce potential noise impacts to a level of insignificance.
105. **Driveway to Lakeland Manor Apartments:** That prior to the issuance of permits, the Applicant shall document that the ownership and tenants of the adjacent Lakeland Manor apartments have been provided with a construction schedule and conversation(s) have occurred with respect and proposed modification to the driveway that provides vehicular access to the apartments.

106. **Sidewalks.** The design, configuration and location of sidewalks shall be subject to the approval of the Department of Public Works and the Department of Planning and Development. A concrete and meandering sidewalk measuring no less than 5 feet wide shall be installed along the frontage(s) of the subject property(ies) as approved by the Department of Public Works and the Department of Planning and Development. If said sidewalk extends within the setback area along the street frontages of the subject site, the property owner shall grant to the City a public sidewalk easement on the parcel map or as dictated by the Department of Public Works.
107. **Concrete Score Lines and Expansion Joints for Pedestrian Areas.** To effectively reduce the number of cracks found within large spans of concrete used to form pedestrian spaces, including, but not limited to sidewalks, plazas and courtyards, the project applicant shall be required to install score lines and/or expansion joints to form concrete areas of no greater than 25 square feet in area .The project applicant shall be required to submit a hardscape plan with details delineating the precise location of any and all score lines and/or expansion joints for review and approval by the Department of Planning and Development.
108. **Development Conformance with Plans:** The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
109. **Director Final Approval:** The final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
110. **Compliance with Other Codes:** All other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
111. **Disclosure:** That the owner/developer agrees to include a disclosure, agreed to by the parties, and said disclosure shall be incorporated within the covenants, conditions and restrictions (CC&R's), that all future residents shall be notified of any mitigation measures or barriers installed within or about the structure in order to mitigate human health risks posed by residual or regional contamination.
112. **Indemnification:** The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments,

agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.

113. **Changes to Plans:** Applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
114. **Consistency among Plans:** The applicant shall be responsible for ensuring that information contained in construction drawings and/or landscape & irrigation plans are consistent among architectural, structural, electrical, mechanical, plumbing, fire, utility and public improvement plans as well as other civil drawings. This responsibility may be transferred by the applicant to the project architect. While the City aims to correct inconsistencies, it is the ultimate responsibility of the applicant/project architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.
115. **Roof Drains:** Applicant shall clarify on the construction drawings that all roof drains (facing the street), shall be provided along the interior walls and not along the exterior of the building.
116. **Lighting, fences, walls; Maintenance:** All lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.

117. **Approvals:** The applicant shall obtain all necessary Building Permits and related approvals from the Building, Planning and Fire-Rescue Department for the proposed improvements.
118. **Conditions of Approval not been fulfilled:** If there is evidence that these conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of Planning may refer the Conditional Use Permit back to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the Conditional Use Permit.
119. **Fish and Game and County Clerk Fees:** The applicant shall be responsible for payment of the filing fee (Fish & G. Code, § 711.4) and County Clerk fee. Filing Fees are due at the time a Notice of Determination is filed with the county clerk's office (local lead agency), or with the State Clearinghouse (state lead agency).
120. **Office Trailer Permit:** Prior to or otherwise concurrent with the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process.
121. **Covenants, Conditions and Restrictions (CC&R's).** The approval of this project and all of its conditions shall be appurtenant to and run with the entire parcel or unit of development for which it is issued. A declaration of Covenants, Conditions and Restrictions ("CC&R's") shall be prepared by the property owner, at his sole cost and expense, and shall be submitted to the City for the review and approval of the Department of Planning and Development and the City Attorney. The CC&R's shall be signed and acknowledged by all parties having any record title interest in the property(ies) to be developed, shall make the City a party thereto and shall be enforceable by the City. Prior to issuance of a Certificate of Occupancy, said CC&R's shall be approved and executed by the above mentioned officials and said CC&R's shall be recorded in the Office of the Los Angeles County Recorder.

The CC&R's shall contain the following provisions:

- a. The CC&R's shall provide for the effective establishment, operation, management, use, repair and maintenance of all common areas and facilities;
- b. The CC&Rs shall provide language to prohibit all outdoor storage activities, including the storage or parking of any boat, recreational vehicle, trailer, trailer coach or house car as defined in the State of California Vehicle Code anywhere on the project area except within garages; as well as any public area within the project as outlined in CC&R's;
- c. The CC&R's shall provide that the property(ies) shall be developed, operated and maintained so as not to create a public nuisance;

- d. The CC&R's shall provide that if the property(ies) is/are not maintained in the condition required by the CC&R's, then the City, after making due demand and giving reasonable notice, may enter the property(ies) and perform, at the owner's sole expense, any maintenance required thereon by the CC&R's or the City's ordinances. The property(ies) shall be subject to a lien in favor of the City to secure any such expense not promptly reimbursed. Upon the formation of the Association, the owner shall provide the name, phone number, and building address of each member comprising the Association.

END OF CONDITIONS OF APPROVAL

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 204-2022

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
DEVELOPMENT PLAN APPROVAL CASE NO. 991 &
CONDITIONAL USE PERMIT CASE NO. 827.**

WHEREAS, the Housing Successor is the owner of four parcels of land located at the northeast and northwest corner of Laurel Avenue and Lakeland Road, in the City of Santa Fe Springs (City); and

WHEREAS, the largest of the parcels (APN: 8011-012-902), at the northwest corner of Laurel Avenue and Lakeland Road, consist of ±3.95 acres; and

WHEREAS, it was always the intent of the City and Agency to develop all four parcels with affordable housing and to accomplish this, all four parcels were rezoned to R-3-PD, Multiple-Family Residential-Planned Development in 2013; and

WHEREAS, those parcels are also listed as potential locations for the development of 139 units, within the Vacant Residential Site Inventory of the City's approved Housing Element; and

WHEREAS, the City's General Plan Housing Element specifically identifies the development of affordable housing on the sites, and the potential project is described as a program in the Housing Element starting on page 5-14 of the 2014-2021 Housing Element; and

WHEREAS, the Housing Successor entered into an Exclusive Negotiating Agreement on March 28, 2019, with a team of three entities, The Whole Child, the Richman Group of California Development Company, LLC., and Habitat for Humanity of Greater Los Angeles to develop transitional housing and support services, an affordable rental apartment building, and affordable for sale owner-occupied single-family homes, respectively in that order, on the subject properties; and;

WHEREAS, the Housing Successor entered into a Predevelopment Loan and Disbursement Agreement on January 28, 2021 with the same three entities; and

WHEREAS, the Housing Successor also entered into a Purchase and Sales Agreement on March 21, 2022, with The Whole Child and The Richman Group; and

WHEREAS, those two entities, The Whole Child and The Richman Group desire to begin development of the site, and as a result, the Richman Group of California Development Company, LLC has filed a request for Development Plan Approval Case No. 991, to allow the construction of two 3-story courtyard style wood-frame walk up

building, with an elevator and interior corridors and one, 1-story clubhouse on a portion of (3 acres of the 3.95-acres) the property; and

WHEREAS, because the property is in the PD-Planned Development Zone, a conditional use permit is required for the establishment of any use, structure or improvement in the Planned Development Zone; and

WHEREAS, the applicant has concurrently filed for Conditional Use Permit Case No. 991, for the establishment of a 22 unit apartment building, a 32 unit apartment building and a clubhouse use within the Planned Development Zone, on a portion of (2.19 acres of the 3.95 acres) the property located at 13231 Lakeland Road within the R-3-PD, Multiple Family Residential – Planned Development, Zone; and

WHEREAS, the subject property is located at 13231 Lakeland Road, in the City of Santa Fe Springs, with an Assessor's Parcel Number of 8011-012-902, as shown in the latest rolls of the County of Los Angeles Office of the Assessor; and

WHEREAS, the property owner is Housing Successor to The Community Development Commission of the City of Santa Fe Springs, 11710 Telegraph Road, Santa Fe Springs, CA 90670; and

WHEREAS, the proposed Development Plan Approval Case No. 991 and Conditional Use Permit Case No. 827 are both considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, the City, as the lead agency, prepared an Initial Study and Mitigated Negative Declaration (MND) and circulated it for public review from October 5, 2021 to November 4, 2021; and

WHEREAS, the City prepared a Mitigation and Monitoring and Reporting Program (MMRP) to implement the mitigation measures set forth in the MND; and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project will not result in any significant adverse immitigable impacts on the environment, with mitigations; and

WHEREAS, the City received four comment letters on the MND, and the City prepared responses to these comments and provided minor revisions to the MND which do not change any of the analysis in the MND (Comments and Responses to Comments Initial Study and Mitigated Negative Declaration); and

WHEREAS, based on the information received from the applicant and staff's assessment, it was found and determined that the proposed project will not result in any significant adverse environmental impact, with mitigation, and therefore, the City caused to be prepared and proposes to adopt a Mitigated Negative Declaration (MND); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on January 13, 2022, published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on January 13, 2022, to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on January 24, 2022, at which time it received public testimony concerning Development Plan Approval Case No. 9746 and Conditional Use Permit Case No. 812.

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, and other materials presented at the public hearing; and

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The project involves the construction of a two 3-story courtyard style wood-frame walk up building with an elevator and interior corridors, and one, 1-story clubhouse, on a portion of (2.19 acres of the 3.95 acres) the property located at 13231 Lakeland Road, within the R-3-PD, Multiple-Family Residential-Planned Development Overlay, Zone. The construction of the proposed development is considered to be a project under the California Environmental Quality Act (CEQA) and, as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment, therefore, the City has prepared and proposes to adopt a Mitigated Negative Declaration (MND) for the proposed project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett/Baylosis Environmental Planning.

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts, with mitigation. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.

- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A mitigation reporting or monitoring program will be required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

A number of mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels. AB-3180 requires that a monitoring and reporting program be adopted for the recommended mitigation measures.

SECTION II. DEVELOPMENT PLAN APPROVAL FINDINGS

Pursuant to Section 155.739 of the Zoning Regulations, in studying any application for Development Plan Approval, the Commission shall give consideration to the following:

- A) *That the proposed development is in conformance with the overall objectives of this chapter.*
- B) The proposed project will be located within the R-3-PD, Multiple Family Residential – Planned Development, Zone. Pursuant to Section 155.090 of the City's Zoning Regulations, "The purpose of the R-3 Zone is to provide a suitable environment for family life for those wishing to live in apartments or multiple dwelling units. The intent is to promote desirable residential characteristics for medium density living and to stabilize and protect existing medium density areas by the establishment of those requirements and facilities conducive to proper development."
- C) *That the architectural design of the proposed structures is such that it will enhance the general appearance of the area and be in harmony with the intent of this chapter.*

The property is a vacant lot that is devoid of any structures, and surrounded by chain-link fencing. The proposed development will be a significant improvement to the subject site. The Lakeland Apartments are composed of 2 independent walk-

up 3-level buildings with a total of 52 units, and 1 standalone single level club house building. The Lakeland Apartments enhancements include: (1) Warm colors that create hierarchy to the façade and breaks the length of the elevation. (2) Rooflines that are angled and break the massing while creating a sense of scale. (3) Vertical circulation that is open air and highlighted with colorful portals, adding interest and movement vertically to the façade and (4) landscape areas that buffer the edge of the building. The proposed architecture is dynamic, inviting, and attractive.

The Club House anchors the development entrance and is designed to be the focal point at the entry for visitors and residents. Enhancements include: (1) Carefully articulated massing. (2) Complimentary materials and colors to the rest of the development. (3) Use of warm colors as an accent. (4) Tall windows to use natural light and to enhance interior spaces. (5) Views to landscape, green and open space areas.

That the proposed structures be considered on the basis of their suitability for their intended purpose and on the appropriate use of materials and on the principles of proportion and harmony of the various elements of the buildings or structures.

The proposed architecture, as described above is dynamic, inviting, and attractive. As designed, the proposed development is suitable for all of its intended users, and the distinctive design represents the architectural principles of proportion and harmony.

D) That consideration be given to landscaping, fencing, and other elements of the proposed development to ensure that the entire development is in harmony with the objectives of this chapter.

1. Extensive consideration has been given to numerous elements of the proposed project to achieve harmony with the City's Zoning Regulations. For instance, the majority of the landscaping is distributed along the Lakeland Road street frontage, but the areas along all three buildings are extensively landscaped. The total landscape area required per code is 6,890 sq. ft. The total landscaping provided is 54,127 sq. ft. The Planting Palette identifies whether the plant material is perennial, shrub, vine, ground cover, shrub, vine, the botanical name, common name, and water usage and evapotranspiration percentage. A (6'-0" x 0'-0") tubular steel fence is proposed along the northerly and westerly property lines.

E) That it is not the intent of this subchapter to require any particular style or type of architecture other than that necessary to harmonize with the general area.

1. As stated previously, the proposed development's architecture is dynamic, inviting, and attractive. Staff did not impose any particular style or type of architecture, but did emphasize that the architecture had to be distinctive and pleasing. We believe that the architect achieved this. Notwithstanding, the style and architecture will not

match the adjacent properties in the vicinity because the most recent development on Lakeland Road was multi-family Lakeland Manor Apartments that were constructed in 2001.

F) That it is not the intent of this subchapter to interfere with architectural design except to the extent necessary to achieve the overall objectives of this chapter.

1. The proposed project will be constructed on a site that is currently vacant, devoid of all structures and surrounded by a chain-link fence. Staff finds that the proposed project is attractive, distinctive, and thus, will be an enhancement to the overall area. Staff believes that proper attention has been given to the placement, scale, and design of the proposed building.

SECTION III. CONDITIONAL USE PERMIT -COMMISSION CONSIDERATION

Pursuant to Section 155.330 of the Zoning Regulations, in considering an application for a conditional use permit in the PD Zone, the Commission, in addition to all other applicable provisions of this chapter pertaining to conditional use permits, shall consider probable future development of adjoining properties and surrounding areas and shall take into consideration the following criteria:

(A) The location, siting and arrangement of uses, buildings, structures and facilities shall be coordinated in such a manner as to provide for efficiency, convenience, safety and a high standard of design in the proposed development as well as to provide for compatibility with adjoining properties and surrounding areas.

1. The buildings are three of five buildings proposed on the site. All five buildings have common elements, including but not limited to, (1) carefully articulated massing, (2) complimentary materials and colors; (3) warm colors as an accent; (4) Tall windows that use natural light to enhance interior spaces; (5) warm colors that create hierarchy to the façade and breaks the length of the elevation and; (6) rooflines that are angled and break the massing while creating a sense of scale.

(B) The location, size and quality of design of landscaping, architectural walls, signs and other design features shall provide compatibility and to be harmonious with other uses, buildings, structures and facilities within the proposed development as well as with adjoining properties and surrounding areas.

1. No signage is proposed at this time. The conceptual landscape palette that is proposed is for the entire 3.95-acre site. As a result, the landscaping will be consistent throughout the property without any line of demarcation. Since all buildings have the same architectural style, there will be conformity throughout the development.

(C) Where different zone districts meet, the interface shall be made as harmonious and compatible as possible through consideration of the criteria set forth in this section.

1. It project site is zoned R-3, Multiple-Family Residential, but is bounded by the north and west by M-2, Heavy Manufacturing Zoning. The site was previously zoned M-2, Heavy Manufacturing. Given these circumstances, it is not possible to have such an interface; however, Apartment 2 is located 15'-0" from the south property line along Lakeland Road and 12'-6" from the westerly property line. A double driveway entry separates Apartment 1 from The Whole Child's development. The clubhouse, which is located ±120 feet from Lakeland Road is also 26'-6" south of Apartment 2. Apartment 2 is located ±230 feet north of Lakeland Road, ±87' west of Laurel Avenue, ±65' south of the northerly property line and ±162' east of the westerly property line. As a result, there are buffers between the buildings and the commencement of the industrial zones.

(D) The proposed development shall be in conformance with the overall purposes and objectives of this chapter and consistent with the goals, policies and programs of the general plan.

1. The Housing Element is one element of the City's General Plan. The City's General Plan Housing Element specifically identifies the development of affordable housing on the site, and the potential project is described as a program in the Housing Element starting on page 5-14 of the 2014-2021 Housing Element.

SECTION IV. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 204-2022 to approve Development Plan Approval Case No. 9991, to allow The Lakeland Apartments, composed of 2 independent walk-up 3-level buildings with a total of 52 units, and 1 standalone single level club house building and Conditional Permit Case No. 827, for the establishment of 52 units of affordable apartments and a club house use, within the PD, Planned Development Zone, on a portion of (21.9 acres of the 3.95 acres) the property located at 13321 Lakeland Road, within the R-3-PD, Multiple Family Residential – Planned Development, Zone; and approve and adopt the proposed Initial Study/Mitigated Negative Declaration, including the response to comments, Initial Study and Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program subject to conditions attached hereto as Exhibit A.

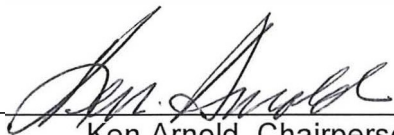
ADOPTED and APPROVED this 24th day of January 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

AYES: Arnold, Jimenez, Carbajal, Hernandez, and Rounds

NOES:


ABSTAIN:

ABSENT:



Ken Arnold, Chairperson

ATTEST:



Teresa Cavallo, Planning Secretary

Exhibit A

CONDITIONS OF APPROVAL

13231 Lakeland Road, Santa Fe Springs, CA 90670

**DEVELOPMENT PLAN APPROVAL CASE NO. 975
CONDITIONAL USE PERMIT CASE NO. 812**

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562-868-0511 x7545)

STREETS

1. That the applicant shall pay a flat fee of \$26,816 to reconstruct/resurface the existing street frontage to centerline for Lakeland Road.
2. That the applicant shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along the Lakeland Road street frontage. If applicable, the dedicated easement shall be shown on the Parcel/Tract Map. Furthermore, said meandering sidewalk shall be shown on both the civil and landscape plans.
3. All above ground oil wells, pipelines, tanks, and related lines within the public right-of-way shall be removed from the right-of-way unless otherwise approved by the City Engineer.
4. That adequate "on-site" parking shall be provided per City requirements, and all streets abutting the development shall be posted "No Stopping Any Time." The City will install the offsite signs and the applicant shall pay \$ 600 to install (3) new signs.
5. The applicant shall reimburse the City for the actual cost for the installation, replacement or modification of street name signs, traffic control signs, striping and pavement markings required in conjunction with the development. The City will complete the work.
6. That the applicant shall pay to the City, \$30,000 the entire cost of design, engineering, installation and inspection of (2) street lights on Lakeland Road. The City will design and cause construction of said street light(s).

7. That common driveways shall not be allowed unless approved by the City Engineer. Proposed driveways shall be located to clear existing fire hydrants, street lights, water meters, etc.

CITY UTILITIES

8. Storm drains, catch basins, connector pipes, retention basin and appurtenances built for this project shall be constructed in accordance with City specifications in Lakeland Road. Storm drain plans shall be approved by the City Engineer.
9. Fire hydrants shall be installed as required by the Fire Department. Existing public fire hydrants adjacent to the site, if any, shall be upgraded if required by the Fire Department.
10. That sanitary sewers shall be constructed in accordance with City specifications to serve the subject development. The plans for the sanitary sewers shall be approved by the City Engineer. A sewer study (including a sewer flow test) shall be submitted along with the sanitary sewer plans.
11. All buildings shall be connected to the sanitary sewers.
12. That the fire sprinkler plans, which show the proposed double-check valve detector assembly location, shall have a stamp approval from the Planning Department and local Water Purveyor prior to the Fire Department's review for approval. Disinfection, pressure and bacteriological testing on the line between the street and detector assembly shall be performed in the presence of authorized personnel.
13. That the applicant shall obtain a Storm Drain Connection Permit for any connection to the storm drain system.
14. The applicant shall have an overall site utility master plan prepared by a Registered Civil Engineer showing proposed location of all public water mains, reclaimed water mains, sanitary sewers and storm drains. This plan shall be approved by the City Engineer prior to the preparation of any construction plans for the aforementioned improvements.

TRAFFIC

15. That all point of access to the proposed development shall be reviewed and approved by the City Engineer. Left turns may be prohibited as designated by the City Engineer.

FEES

16. The applicant shall comply with Congestion Management Program (CMP) requirements and provide mitigation of trips generated by the development. The applicant and/or developer will receive credit for the demolition of any buildings that formerly occupied the site. For new developments, the applicant and/or developer cannot meet the mitigation requirements, the applicant and/or developer shall pay a mitigation fee to be determined by the City Engineer for off-site transportation improvements.
17. The applicant shall comply with all requirements of the County Sanitation District, make application for and pay the sewer maintenance fee.

MISCELLANEOUS

18. A grading plan shall be submitted for drainage approval to the City Engineer. The applicant shall pay drainage review fees in conjunction with this submittal. A professional civil engineer registered in the State of California shall prepare the grading plan.
19. A hydrology study shall be submitted to the City if requested by the City Engineer. The study shall be prepared by a Professional Civil Engineer.
20. Upon completion of public improvements constructed by developers, the developer's civil engineer shall submit mylar record drawings and an electronic file (AutoCAD Version 2004 or higher) to the office of the City Engineer.
21. The applicant shall comply with the National Pollutant Discharge Elimination System (NPDES) program and shall require the general contractor to implement storm water/urban runoff pollution prevention controls and Best Management Practices (BMPs) on all construction sites in accordance with the current MS4 Permit. The applicant will also be required to submit a Certification for the project and will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and Low Impact Development Plan (LID).

DEPARTMENT OF FIRE - RESCUE (FIRE PREVENTION DIVISION) **(Contact: Raul Diaz 562.868-0511 x3813)**

22. All buildings over 5,000 sq ft shall be protected by an approved automatic sprinkler system per Section 93.11 of the Santa Fe Springs Municipal Code.
23. The applicant shall comply with the requirements of Section 117.131 of the Santa Fe Springs Municipal Code, Requirement for a Soil Gas Study, in accordance with Ordinance No. 955, prior to issuance of building permits.

24. That a methane gas protection system designed in accordance with the standards established by the County of Los Angeles shall be required for all habitable structures. Plans for the proposed methane gas protection system shall be submitted to the Department of Fire-Rescue prior to construction. An alternative to the County of Los Angeles standards may be acceptable if approved by the Department of Fire-Rescue.
25. That interior gates or fences are not permitted across required Department of Fire-Rescue access roadways unless otherwise granted prior approval by the City Department of Fire-Rescue.
26. That if on-site fire hydrants are required by the Department of Fire-Rescue, a minimum flow must be in accordance with Appendix B from the current Fire Code flowing from the most remote hydrant. In addition, on-site hydrants must have current testing, inspection and maintenance per California Title 19 and NFPA 25.
27. That the standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief.
28. That prior to submitting plans to the Building Department, a preliminary site plan shall be approved by the Department of Fire-Rescue for required access roadways and on-site fire hydrant locations. The site plan shall be drawn at a scale between 20 to 40 feet per inch. Include on plan all entrance gates that will be installed.
29. That Knox boxes are required on all new construction. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates.
30. That signs and markings required by the Department of Fire-Rescue shall be installed along the required Department of Fire-Rescue access roadways.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)
(Contact: Tom Hall 562.868-0511 x3815)

31. Permits and approvals. That the applicant shall, at its own expense, secure or cause to be secured any and all permits or other approvals which may be required by the City and any other governmental agency prior to conducting environmental assessment or remediation on the property. Permits shall be secured prior to beginning work related to the permitted activity.
32. That all abandoned pipelines, tanks and related facilities shall be removed unless approved by the City Engineer and Fire Chief. Appropriate permits for such work shall be secured before abandonment work begins.

POLICE SERVICES DEPARTMENT:
(Contact: Luis Collazo 562.409.1850 x3335)

Construction Phase Conditions:

33. That the applicant shall submit and obtain approval of a proposed lighting (photometric) plan for the property from the City's Department of Police Services. The photometric plan shall be designed to provide adequate lighting (minimum of 1 foot candle power) throughout the parking area serving the business. Further, all exterior lighting shall be designed/installed in such a manner that light and glare are not transmitted onto adjoining properties in such concentration/quantity as to create a hardship to adjoining property owners or for the light to become a public nuisance. The photometric and plan shall be submitted to the Director of Police Services no later than sixty (60) days from the date of approval of this Permit by the City Council. PDF format is permitted and can be emailed to luiscollazo@santafesprings.org.
34. That the applicant shall provide an emergency phone number and a contact person of the person or persons involved in the supervision of the construction to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day for emergency purposes.
35. That during the construction phase of the proposed project, the contractor shall provide an identification number (i.e. address number) at each building and/or entry gate to direct emergency vehicles in case of an emergency. The identification numbers may be painted on plywood boards and fastened to the temporary construction fence. The boards may be removed after each building has been identified with their individual permanent number address.
36. That the perimeter walls and/or fences (wrought iron, chain link or otherwise) shall have a minimum height of 8'-0"
37. That the construction site shall be maintained in a clean and orderly manner at all times including, but not limited to, the clean-up of trash, wrappers, product packing cardboard and other debris on a daily basis.
38. That all contractors and sub-contractors shall apply dust control measures to prevent dust, sawdust, and the like from becoming airborne onto adjacent properties.

39. That all contractors and sub-contractors shall not generate any ambient noise above 55 decibels from the hours of 10 p.m. to 7:00 a.m.

On-Going Conditions:

40. That the applicant shall provide the key entry codes for all access gates to the Department of Police Services.

41. That the Applicant shall not plant trees, shrubs or other type of foliage, or install any structures or appendages that would allow unauthorized individuals to scale walls, balconies, etc.

42. That the applicant shall place signs on the property to notify that the property is private and unauthorized individuals found on the property will be charged with trespassing and be subject to arrest. The signs shall be installed in areas highly visible to the public during the day and night.

43. That the applicant and/or his employees shall not allow persons to loiter on the subject premises, and shall immediately report all such instances to the Whittier Police Department.

44. That the complex manager and/or any future tenant or occupants shall not permit any outdoor storage, the reduction of parking spaces, or the encroachment of parking spaces or the use of parking spaces for storage at any time.

45. That washing of autos, auto repairs and/or auto sales shall be prohibited on the site at all times.

46. That vehicles shall not stop or be parked in front of garage doors at any time. All vehicles are required to be parked within a marked stalls and not interfere with the flow of traffic at all times.

47. That tenants and visitors are subject to Section 90.15 of the City Code and shall not park and/or store vehicles in the open for more than five-days.

48. That balconies, window sills and/or patio areas shall not be used to maintain storage, clothes lines, canopies, tarps, satellite dishes, and/or other miscellaneous equipment.

49. That the complex management shall prohibit on-site smoking as provided under Civil Code Section 1947.5.

50. That trash receptacles shall be placed through-out the property in strategic areas to prevent the blocking of sidewalks, ramps and other access ways.

WASTE MANAGEMENT:
(Contact: Maribel Garcia 562.409-7569)

- 51. The applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City.
- 52. All projects are subject to the requirements of Chapter 50 to reuse or recycle 75% of the project waste. For more information, please contact the City’s Environmental Consultant, MuniEnvironmental at (562) 432-3700.
- 53. The applicant shall comply with Public Resource Code, Section 42900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Jimmy Wong 562.868-0511 x73)**

- 54. **Affordability Targeting: 102 units of Rental Housing:** Forty-two (42) of the 102 units shall be designated as LMIHAF-assisted units, while 59 units will be funded with and designated as TCAC restricted. The proposed affordability targets for the rental units shall be as follows:

Affordability Targeting			
Income Target	Bedrooms	Number of Units	%
30% AMI - LMIHAF	1 Bedroom	18	17.65
60% AMI - LMIHAF	1 Bedroom	4	3.92
80% AMI - LMIHAF	1 Bedroom	0	0.00
30% AMI - LMIHAF	2 Bedroom	6	5.88
60% AMI - LMIHAF	2 Bedroom	3	2.94
80% AMI - LMIHAF	2 Bedroom	1	0.98

Affordability Targeting			
Income Target	Bedrooms	Number of Units	%
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30% AMI - LMIHAF	2 Bedroom	6	5.88
60% AMI - LMIHAF	2 Bedroom	3	2.94

80% AMI - LMIHAF	2 Bedroom	1	0.98
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Thirty (30) units (29.4% of the total units) shall be reserved for permanent supportive housing, which are represented in the above table as the 30% AMI-LMIHF units.

55. **Pre-Approval Application Process:** To ensure that all purchasers of the owner-occupied properties are compliant with both income and affordability requirements, a pre-approval application process shall be implement.
56. **Use of Site (H&S §§33000, et seq.):** As property acquired with Low and Moderate Income Housing Fund (LMIHF) resources, the site shall be used to increase, improve or preserve affordable housing for persons and families of low and moderate income (H&S §§33000, et seq.).
57. **Availability of Housing/Income Restriction/Feasibly Time not less than fifty-five years:** H&S 33334.3(f) requires that rental housing units developed with LMIHAF assistance remain available at affordable housing cost to, and occupied by, persons and families of low or moderate income and very low income and extremely low income households for the longest feasible time, but for not less than fifty-five years.
58. **Recordation of affordable housing covenants or restrictions:** H&S 33334.3(f) additionally requires the recordation of affordable housing covenants or restrictions.
59. **Payment of Fees:** All Planning and Building fees, including, but no limited to, entitlement fees, plan check and inspection fees, shall be paid at time of plan submittal. Plans shall not be accepted for plan check unless all fees are paid. Arts fees are paid prior to issuance of building permit(s).
60. **Methane Intrusion:** To prevent the travel of combustible methane gas into any structure, all slab or foundation penetrations, including plumbing, communication and electrical penetrations, must be sealed with an appropriate material. In addition, underground electrical conduits penetrating the slab or foundation of the structure, shall comply with the National Electrical Code (NEC), replete with a seal-off device normally required for classified electrical installations, so as to prevent the travel of combustible methane gas into the structure through conduit runs. Refer to California Electrical Code, Chapter 5, Sections 500 and 501.
61. **Methane Zone:** If the subject property is deemed to be located within the “Methane Zone” by the City of Santa Fe Springs Planning Department, the owner/developer shall indicated the subject property is located within the Methane Zone on the first page of the building construction plans as well as the MEPs that are submitted to the County. Said indication shall be clearly painted with a minimum front size of 20 point.

62. **Environmental Remediation:** Multiple subsurface investigations have been performed to evaluate the environmental condition of the subject property, which have identified environmental impacts including the presence of heavy metals in soil and methane and multiple volatile organic compounds in soil vapor, including those from off-site contamination sources. In order to evaluate and address the environmental condition of the subject property in contemplation of redeveloping the subject property for residential purposes, Applicant entered into a voluntarily oversight agreement with the State of California's Department of Toxic Substances Control (DTSC) pursuant to the California Land Reuse and Revitalization Act (CLRRA). Under DTSC oversight, Applicant will perform the work required by DTSC to secure written regulatory closure from the State of in regard to the environmental condition of the Property, in the form of a "Certificate of Completion" to be issued by DTSC under CLRRA. Applicant further agrees to comply with the CLRRA agreement and to address the environmental condition of the subject property to the satisfaction of DTSC, the City, and any other oversight agency prior to the issuance of any permits and/or construction as determined by the City.
63. **Mitigation Monitoring and Reporting Program:** The Mitigation, Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for the subject development on property located at 13231 Lakeland Road, Santa Fe Springs, CA 90670 (APN: 8011-012-902). The Mitigation Monitoring and Reporting Program is listed as an attachment to the staff report.
64. **Mitigation Measures:** The applicant shall be responsible for implementing mitigation measures pursuant to the Mitigation Monitoring and Reporting Program and provide all necessary documentation. Planning Department staff will verify compliance prior to the issuance of the Certificate of Occupancy. *Mitigations that require on-going monitoring shall be reported to the City every six (6) months.* Mitigation measures include:

Mitigation Measure No. 1 (Cultural Resources): The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

In the unlikely event that human remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Whittier Police Department (which provided law enforcement services to the City of Santa

Fe Springs) will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

Mitigation Measure No. 2 (Hazardous): The project Applicant must retain the services of qualified contractors to oversee the design and installation of a vapor intrusion barrier with passive venting, that could be upgraded to active venting, beneath each of the proposed buildings. The design and the implementation of the vapor intrusion barrier must be approved by the City and/or CRWQCB. Although vapor phase VOCs are very low or non-detectable within the eastern portion of the site, VOCs may continue to migrate further into the site from the west and from the north. The maintenance of these barriers will be ongoing over the occupancy of the units.

Mitigation Measure No. 3 (Hazardous Materials): The project Applicant must retain the services of a qualified professional to oversee the preparation of a Soil Management Plan (SMP) that will focus on the handling, storage, and transport of potentially contaminated soils during grading and excavation activities. The SMP will be reviewed and must be approved by the City of Santa Fe Springs. The SMP must be approved by the City prior to commencement of any removal of contaminated soils. The SMP mitigation will end once the project's construction activities commence.

Mitigation Measure No. 4 (Hazardous Materials). The project Applicant must retain the services of a qualified professional to oversee the preparation of a Soil Management Plan (SMP) that will focus on the handling, storage, and transport of potentially contaminated soils during grading and excavation activities. The SMP will be reviewed and must be approved by the City of Santa Fe Springs. The SMP must be approved by the City prior to commencement of any removal of contaminated soils. The SMP mitigation will end once the project's construction activities commence.

Mitigation Measure No. 5 (Hazardous Materials). The project Applicant will be required obtain the services of a qualified contractor to design and install proper ventilation in all enclosed spaces so as to prevent the build-up of methane and carbon monoxide. All of the units must contain methane and carbon dioxide (multi gas) monitors and alarms. All of the monitors must be maintained in good working order as long as the units are occupied. The monitors must be installed prior to the issuance of occupancy permits.

Mitigation Measure No. 6 (Hazardous Materials). The design and the implementation of the vapor intrusion barrier must be approved by the City and/or CRWQCB. The project Applicant must retain the services of qualified contractors to oversee the design and installation of a vapor intrusion barrier with passive venting, that could be upgraded to active venting, beneath each of the proposed buildings. Although vapor phase VOCs are very low or non-detectable within the eastern portion of the site, VOCs may continue to migrate further into the site from the west and from the north. The maintenance of these barriers will be ongoing over the occupancy of the units.

65. **Monitoring Consultant:** The Applicant shall hire a qualified Monitoring Consultant to monitor mitigation measures and document compliance. Compliance certification reports documenting compliance with each measure shall be submitted weekly by the Monitoring Consultant or other designated monitor to the Department of Planning to ensure that the Planning Department remains informed as to monitoring and compliance activities.
66. **Dust Abatement Program:** A dust abatement program shall be prepared by the applicant and submitted to the Planning Department for approval prior to issuance of grading permits. The dust abatement program shall include, but is not limited to, the following dust control measures:
- a. Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions.
 - b. Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions.
 - c. Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks.
 - d. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage.
 - e. Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction.
 - f. Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be re-established through seeding and watering.
 - g. Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces.
 - h. Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase watering, as necessary.
 - i. The name and 24/7 contact information for the person responsible for dust control shall be provided to the City prior to issuance of grading permits.
 - j. If dust is not controlled on the site, the City shall shut down work on the project until the applicant can provide adequate dust control.
 - k. Streets and alleys surrounding the project shall be kept clean and free of dirt.
67. **Double-detector Check Assembly:** The Department of Planning and Development requires that the double-check detector assembly be placed as far back as practical, screened by shrubs or other materials, and painted forest green. All shrubs shall be planted a minimum distance of two (2) feet surrounding the detector assembly; however, the area in front of the OS and Y valves shall not be screened. The screening shall also only be applicable to the double-check detector assembly and shall not include the fire department connector (FDC). Notwithstanding, the Fire Marshall shall have discretionary authority to require the

FDC to be located a minimum distance from the double-check detector assembly. There shall also be a maximum distance of two (2) feet between the lowest part of the ground and the bottom of the valve shut off wheel.

68. **Reduced Pressure Backflow Preventer:** That all Reduced Pressure Backflow preventer shall be installed in a backflow prevention cage on a concrete pad. The backflow preventer shall be painted "hunter green." Please see All-Spec Enclosure Inc., stainless steel tubular backflow preventer. The enclosure shall be lockable, weather resistant and vandal proof. The location shall be near the water meter in the landscape area. Note: See Public Works Backflow Prevention Enclosure standard W-20.**Heritage Artwork in Public Places:** Applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
69. **Mechanical and Electrical Fixtures and Equipment:** Applicant understands and agrees that all mechanical and electrical fixtures and equipment shall be screened from view on all sides. Additionally, all roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed development and is visible from adjacent property or a public street shall blend with the architectural design of the building(s) and shall be subject to the review and approval of the Department of Planning and Development. The exterior elevations of the building(s) shall indicate any fixtures or equipment to be located on the roof of the building, screening and parapet heights and the type of screening to be used. The top of all parapets or screens shall be at least 6 inches above the equipment for the purpose of screening. If full screening of roof mounted equipment is not designed specifically into the building, the applicant shall submit mechanical plans that includes a roof plan showing the location of all roof mounted equipment and any proposed screening prior to submitting plans to the Building Division for plan check.
- a. To illustrate the visibility of equipment and/or duct work, the following shall be submitted along with the Mechanical Plans:
- i. A roof plan showing the location of all roof-mounted equipment;
 - ii. Elevations of all existing and proposed mechanical equipment; and
 - iii. A building cross-section drawing which shows the roof-mounted equipment and its relation to the roof and parapet lines
70. **Construction Activities:** Construction of buildings and projects: It shall be unlawful for any person within a residential zone, or within a radius of 500 feet therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures, or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day. Emergency work is exempted.

71. **Landscaping, Irrigation, Lighting Plan:** A detailed landscaping and irrigation plans, and a landscape lighting shall be submitted to the Planning Department and Public Works Department for review and approval prior to the issuance of building permits. The plans shall be prepared by a professional Landscape Architect currently registered in the State of California. The landscaping and irrigation shall comply with *AB 1881 (State of California Model Water Efficient Landscape Ordinance)*.
72. **Landscape Maintenance:** Upon completion of the new landscaping and landscape upgrade, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings.
73. **Landscaping Lighting Plan:** The landscaping lighting plan shall utilize the following Common Landscape Lighting Techniques:
- Up Lighting - Light is aimed upwards for dramatic effect. Used commonly to light up a tree, sculpture, or walls. Lighting from below or upfront creates interesting shadows against surfaces behind the lighted objects.
 - Down Lighting - Casts light down and may create interesting effects by way of shadowing. Especially useful in lighting up very dark areas to heighten security and safety.
 - Moonlighting - Simulates moonlight by positioning light fixtures very high above trees and larger plants or objects to create enchanting shadow effects.
 - Accent Lighting - An intense beam, or spotlight, creates high focal points in your landscape. When the light is aimed at the leaves of shrubs, plants or flowers it can create a fantastic glittering effect.
 - Grazing - Placing the light fixture close to a surface to achieve the effect of the light traveling and enhancing the lighted area. Grazing is done against textured walls or beautiful wood. It's also used to highlight a very rough texture of a wider tree.
 - Backlighting - Silhouettes a sculpture, tree or plants.
 - Cross Lighting - Enhances a three-dimensional view of a voluminous plant, tree or object.
74. **Exterior Lighting:** Applicant shall submit to the Planning Department detailed drawings and specifications of any proposed building mounted lighting, including soffit lighting and building wash lighting, subject to the review and approval by the Director of Planning and Development. Plans shall demonstrate to the satisfaction of the Director of Community Development that the lighting is of low-intensity that the lighting source is concealed, and that the lighting is directed downward and designed or shielded so as to not shine onto neighboring properties. The project/building developer shall submit a final lighting plan that shall include drawings and/or manufacturer's specification sheets showing the intensity, size, design, and types of light fixtures proposed for the exterior of the building and the site.

75. **Transformers:** The electrical plans, which show the location of electrical transformer(s), shall be subject to the approval of the Planning Department. Transformers shall not be located within the front yard setback area. The location of the transformer(s) shall be subject to the prior approval of the Director of Planning and Development or designee. Said transformer(s) shall be screened in a manner that blends with the architectural design of the project. The project applicant is required to work with the Planning Department staff to establish acceptable locations for said equipment prior to making any arrangements with the telephone, electric, cable and any other utility companies in this regard. Additionally, the landscaping irrigation system shall be installed so that they do not spray on equipment. A copy of the SCE Guidelines for screening are available at the Planning Department.
76. **Outside Sirens and Paging Systems.** With the exception of approved security and/or fire alarm systems, no sirens, outside paging or any other type of audible signaling systems shall be permitted.
77. **Electric Meter Locations.** The project applicant shall install a separate electric meter for each individual building proposed in this project. In addition, separate meters shall be installed for the purpose of providing electrical power to outside lighting and automatic landscape/irrigation controllers. All meter(s) shall be shown clearly on the electrical plans.
78. **Design of Electric Meters, Gas Meters and Mailboxes.** The following items shall be at locations and of a design subject to the approval of the Department of Planning and Development:
 - a. Electrical and gas meters shall be located in decorative cabinets incorporated in the architectural design of each building.
 - b. Mailboxes shall be studied with Department of Planning and Development staff to provide a specific design and a location which will be as convenient as possible to the residents of each building in the development.
79. **Outdoor Storage:** All activities shall occur inside the building(s). No portion of the required off-street parking and driveway areas shall be used for outdoor storage of any type. It shall be the responsibility of the property owner, property manager, and/or homeowners association to inform occupants/tenants that outside storage is prohibited.
80. **Vehicle Parking:** All vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic.

81. **Bicycle Parking:** Bicycle racks or other secure bicycle parking shall be provided throughout the development.
82. **Type of Parking Identified:** That all parking areas shall be legibly marked off on the pavement, showing the required parking spaces. All parking spaces which are provided as compact spaces, electrical vehicle, visitor parking shall be further identified by having the words "compact," , "electrical vehicle", "visitor " or comparable wording legibly written on the pavement, wheel stop or on a clearly visible sign.
83. **Walls and Fences:** The design, height, material, texture and color of gates, walls and fences shall be subject to the approval shall be subject to the prior approval of the Department of Fire-Rescue and the Department of Planning and Development.
84. **Signage:** The Department of Planning and Development shall first review and approve all sign proposals for the development. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, size, style and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 11" x 17" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. Applicant shall submit a comprehensive sign program for the entire development.
85. **Outdoor Trash Enclosures:** Sufficient number of approved outdoor trash enclosures shall be provided for the development subject to the approval of the Director of Planning or designee. The calculation to determine the required storage area is: 1% of the first 20,000 sq ft of floor area + ½% of floor area exceeding 20,000 sq ft, but not less than 4 ½ feet in width nor than 6 feet in height. (*Calculations are subject to change*). Further, all trash enclosures shall have a solid metal, self-closing and self-latching gate and be designed to architecturally integrate with the overall design theme of the development. Gates shall be maintained in a closed position at all times except during trash collection. Trash enclosures should be provided with a trellis (or other covered structure) and also provided with vines (if located adjacent to or within a landscaped area) to help minimize the visual impact of said enclosures. Additionally, said enclosure shall be consistent with the County of Los Angeles Building Code requirements, and specifically Title A, Division 7, Section 7313.
86. **Objectionable Odors:** The subject residential use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner.

87. **Building Materials:** The proposed building shall be constructed of quality material and any material shall be replaced when and if the material becomes deteriorated, warped, discolored or rusted.
88. **Vertical Projections:** Roof parapets, tower elements, and other vertical projections shall be designed to exhibit full architectural treatment on all four sides. Any interior-facing portions of such projections that are visible from other properties or streets shall exhibit complete architectural treatment consistent with the remainder of the building, subject to the review and approval of the Department of Community Development.
89. **Exterior Materials and Color:** The project applicant is required to submit samples of all exterior materials and colors for approval prior to the issuance of building permits. Larger colored samples of exterior building materials may be required to be placed on the property for review by the Department of Planning and Development.
90. **Exterior Equipment and/or Utilities:** No exterior equipment and/or utilities including, but not limited to, gas, water and electrical lines shall be permitted on any facade on the subject building(s). Said equipment, utilities and/or building features shall be completely hidden from view within the confines of the building, thereby rendering said items as an integral part of the architectural design of the building(s).
91. **Downspouts, Roof Access Ladders, Etc:** Downspouts, roof access ladders, and other similar building features shall be strategically located and architecturally compatible with the building(s) so as to minimize the potential for aesthetic impacts. If roof access cannot be provided by an interior stairway, then any required roof access ladder shall be screened from public view and integrated into the building design.
92. **Windows and Glass Doors:** Windows and glass doors shall be provided with dual pane glass whenever feasible;
 - a) Window treatments, including but not limited to, border/trim measuring 6 inches in width and constructed of either wood or raised stucco, or other such similar treatment subject to the approval of the Department of Planning and Development, shall be provided around all windows;
 - b) All bathroom windows shall be provided with obscured glass and shall either have a minimum sill height of 5'-0" or be fixed (non-operable) up to 5'-0" as measured from the adjacent finished floor; and,
 - c) All windows that are located on the same building elevation shall be consistent in design, style and material in order to establish and/or maintain a uniform architectural appearance.
93. **Utility Plan, Facilities, and Box Locations:** The location of any above-grade water, sewer, electrical or other public utility facility to be placed at the subject

property(ies) shall be subject to the approval of the Department of Planning and Development. The location of all utility boxes shall be completely screened and/or located within the interior of the building where possible.

94. **Building Address:** Approved suite numbers/letters or address numbers shall be placed on the proposed buildings in such a position as to be plainly visible and legible from the street fronting the property. Said numbers shall contrast with their background. The size recommendation shall be 12” minimum.
95. **Covenants:** Prior to issuance of building permits, the applicant shall comply with the following conditions to the satisfaction of the City of Santa Fe Springs:
 - (a) Applicant shall provide a written covenant to the Planning Department that, except as owner/developer may have otherwise disclosed to the City, Commission, Planning Commission or their employees, in writing, owner/developer has investigated the environmental condition of the property and does not know, or have reasonable cause to believe, that (a) any crude oil, hazardous substances or hazardous wastes, as defined in state and federal law, have been released, as that term is defined in 42 U.S.C. Section 9601 (22), on, under or about the Property, or that (b) any material has been discharged on, under or about the Property that could affect the quality of ground or surface water on the Property within the meaning of the California Porter-Cologne Water Quality Act, as amended, Water Code Section 13000, et seq
 - (b) Applicant shall provide a written covenant to the City that, based on reasonable investigation and inquiry, to the best of applicant’s knowledge, it does not know or have reasonable cause to believe that it is in violation of any notification, remediation or other requirements of any federal, state or local agency having jurisdiction concerning the environmental conditions of the Property.
 - (c) Applicant understands and agrees that it is the responsibility of the applicant to investigate and remedy, pursuant to applicable federal, state and local law, any and all contamination on or under any land or structure affected by this approval and issuance of related building permits. The City, Commission, Planning Commission or their employees, by this approval and by issuing related building permits, in no way warrants that said land or structures are free from contamination or health hazards.
 - (d) Applicant understands and agrees that any representations, actions or approvals by the City, Commission, Planning Commission or their employees do not indicate any representation that regulatory permits, approvals or requirements of any other federal, state or local agency have been obtained or satisfied by the applicant and, therefore, the City, Commission, Planning Commission or their employees do not release or

waive any obligations the applicant may have to obtain all necessary regulatory permits and comply with all other federal, state or other local agency regulatory requirements. Applicant, not the City, Commission, Planning Commission or their employees will be responsible for any and all penalties, liabilities, response costs and expenses arising from any failure of the applicant to comply with such regulatory requirements.

96. **Business Operation Tax Certificate:** Prior to occupancy of the property/building, the applicant, and/or his tenant(s), shall obtain a valid business license (AKA Business Operation Tax Certificate), and submit a Statement of Intended Use. Both forms, and other required accompanying forms, may be obtained at City Hall by contacting the Finance Department at (562) 868-0511, extension 7520, or through the City's web site (www.santafesprings.org).
97. **Conditions of Approval:** Applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, tenants, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. *Construction drawings shall not be accepted for Plan Check without the conditions of approval incorporated into the construction drawings.*
98. **Accuracy of Plans:** The applicant warrants that the plans submitted for plan check review in connection with the application for a building permit are complete and accurate, represent the same designs that were reviewed by the approving body, and incorporate all conditions of approval provided herein. Approval of the submitted plans is subject to the applicant having submitted accurate dimensions and information. If, during construction, it is found that the approved plans did not have accurate dimensions and/or information, the City Santa Fe Springs may require the work to cease until revised, accurate plans are submitted to the Department of Planning and Development for review. If the revised plans deviate from the plans reviewed by the approving body, the City of Santa Fe Springs may require the project to be resubmitted to the approving body for additional review.
99. **Improvement Consistent with Approved Plans:** All improvements shall be constructed in accordance with the approved plans. If, during construction, modifications or deviations from the approved plans are deemed necessary, any and all such modifications shall be submitted in the form of revised plans to the Department of Planning and Development for review. No modification or deviation shall proceed without prior written approval by the Department of Planning and Development. If this condition is violated, the City of Santa Fe Springs require the work to be completely removed and reconstructed in accordance with the approved plans.
100. **BOTC for Contractors and Sub-contractors:** Applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated

with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information. A business license application can also be downloaded at www.santafesprings.org.

101. **Electrical Panels.** The electrical panels and wiring of the subject residence(s) shall be sufficiently sized to accommodate upgrades to appliances and amenities including, but not limited to, burglar alarms, lighting and heating and cooling systems.
102. **Telephone and Television Antennae Jacks/Cables.** All habitable rooms including, but not limited to, rooms suitable for eating and sleeping, shall be provided with the latest and most technologically advanced Internet, telephone and digital cable television system available. All television antenna cables shall be of the 75-ohm type or better. All television cable conduits shall be routed through the interior of building walls, and all cable conduit systems shall be installed in accordance with the specifications approved by the Department of Public Works and the Department of Community Development.
103. **Smoke and Carbon Monoxide Detectors.** The property owner/developer shall install smoke and carbon monoxide detection devices, in accordance with applicable Building Code requirements. The quantity, type, design and location shall be reviewed and approved prior to the issuance of building permits.
104. **Driveway Approach.** Decorative hardscape such as, but not limited to, concrete, pavers, brick and/or stone shall be required to be installed at and/or around each on-site driveway approach subject to the review and approval of the Department of Planning and Development. In instances where the subject property is located within 300 lineal feet from residential land uses, the decorative hardscape used by the project applicant shall be limited to colored* concrete in order to reduce potential noise impacts to a level of insignificance.
105. **Driveway to Lakeland Manor Apartments:** That prior to the issuance of permits, the Applicant shall document that the ownership and tenants of the adjacent Lakeland Manor apartments have been provided with a construction schedule and conversation(s) have occurred with respect and proposed modification to the driveway that provides vehicular access to the apartments.
106. **Sidewalks.** The design, configuration and location of sidewalks shall be subject to the approval of the Department of Public Works and the Department of Planning and Development. A concrete and meandering sidewalk measuring no less than 5 feet wide shall be installed along the frontage(s) of the subject property(ies) as approved by the Department of Public Works and the Department of Planning and Development. If said sidewalk extends within the setback area along the street

frontages of the subject site, the property owner shall grant to the City a public sidewalk easement on the parcel map or as dictated by the Department of Public Works.

107. **Concrete Score Lines and Expansion Joints for Pedestrian Areas.** To effectively reduce the number of cracks found within large spans of concrete used to form pedestrian spaces, including, but not limited to sidewalks, plazas and courtyards, the project applicant shall be required to install score lines and/or expansion joints to form concrete areas of no greater than 25 square feet in area. The project applicant shall be required to submit a hardscape plan with details delineating the precise location of any and all score lines and/or expansion joints for review and approval by the Department of Planning and Development.
108. **Development Conformance with Plans:** The development shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case.
109. **Director Final Approval:** The final plot plan, floor plan and elevations of the proposed development and all other appurtenant improvements, textures and color schemes shall be subject to the final approval of the Director of Planning.
110. **Compliance with Other Codes:** All other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
111. **Disclosure:** That the owner/developer agrees to include a disclosure, agreed to by the parties, and said disclosure shall be incorporated within the covenants, conditions and restrictions (CC&R's), that all future residents shall be notified of any mitigation measures or barriers installed within or about the structure in order to mitigate human health risks posed by residual or regional contamination.
112. **Indemnification:** The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act,

Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof.

113. **Changes to Plans:** Applicant understands if changes to the original plans (submitted and on file with the subject case) are required during construction, revised plans must be provided to the planning department for review and approval prior to the implementation of such changes. Please note that certain changes may also require approvals from other departments.
114. **Consistency among Plans:** The applicant shall be responsible for ensuring that information contained in construction drawings and/or landscape & irrigation plans are consistent among architectural, structural, electrical, mechanical, plumbing, fire, utility and public improvement plans as well as other civil drawings. This responsibility may be transferred by the applicant to the project architect. While the City aims to correct inconsistencies, it is the ultimate responsibility of the applicant/project architect to remedy, up to and including completion of construction revisions prior to receiving final occupancy approvals.
115. **Roof Drains:** Applicant shall clarify on the construction drawings that all roof drains (facing the street), shall be provided along the interior walls and not along the exterior of the building.
116. **Lighting, fences, walls; Maintenance:** All lighting, fences, walls, and poles shall be maintained by the applicant in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 24 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
117. **Approvals:** The applicant shall obtain all necessary Building Permits and related approvals from the Building, Planning and Fire-Rescue Department for the proposed improvements.
118. **Conditions of Approval not been fulfilled:** If there is evidence that these conditions of approval have not been fulfilled or the use has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or

services, the Director of Planning may refer the Conditional Use Permit back to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the Conditional Use Permit.

119. **Fish and Game and County Clerk Fees:** The applicant shall be responsible for payment of the filing fee (Fish & G. Code, § 711.4) and County Clerk fee. Filing Fees are due at the time a Notice of Determination is filed with the county clerk's office (local lead agency), or with the State Clearinghouse (state lead agency).
120. **Office Trailer Permit:** Prior to or otherwise concurrent with the issuance of Building Permits, the applicant shall obtain an Office Trailer Permit for the use of mobile office trailers during the construction process.
121. **Covenants, Conditions and Restrictions (CC&R's).** The approval of this project and all of its conditions shall be appurtenant to and run with the entire parcel or unit of development for which it is issued. A declaration of Covenants, Conditions and Restrictions ("CC&R's") shall be prepared by the property owner, at his sole cost and expense, and shall be submitted to the City for the review and approval of the Department of Planning and Development and the City Attorney. The CC&R's shall be signed and acknowledged by all parties having any record title interest in the property(ies) to be developed, shall make the City a party thereto and shall be enforceable by the City. Prior to issuance of a Certificate of Occupancy, said CC&R's shall be approved and executed by the above mentioned officials and said CC&R's shall be recorded in the Office of the Los Angeles County Recorder.

The CC&R's shall contain the following provisions:

- a. The CC&R's shall provide for the effective establishment, operation, management, use, repair and maintenance of all common areas and facilities;
- b. The CC&Rs shall provide language to prohibit all outdoor storage activities, including the storage or parking of any boat, recreational vehicle, trailer, trailer coach or house car as defined in the State of California Vehicle Code anywhere on the project area except within garages; as well as any public area within the project as outlined in CC&R's;
- c. The CC&R's shall provide that the property(ies) shall be developed, operated and maintained so as not to create a public nuisance;
- d. The CC&R's shall provide that if the property(ies) is/are not maintained in the condition required by the CC&R's, then the City, after making due demand and giving reasonable notice, may enter the property(ies) and perform, at the owner's sole expense, any maintenance required thereon by the CC&R's or the City's ordinances. The property(ies) shall be subject to a lien in favor of the City to secure any such expense not promptly reimbursed. Upon the formation of the Association, the owner shall provide the name, phone number, and building address of each member comprising the Association.

END OF CONDITIONS OF APPROVAL

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 205-2022

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SANTA FE SPRINGS REGARDING
TENTATIVE TRACT MAP NO. 83238**

WHEREAS, the Housing Successor is the owner of four parcels of land located at the northeast and northwest corner of Laurel Avenue and Lakeland Road, in the City of Santa Fe Springs (City); and

WHEREAS, the largest of the parcels (APN: 8011-012-902), at the northwest corner of Laurel Avenue and Lakeland Road, consist of ±3.95 acres; and

WHEREAS, it was always the intent of the City and Agency to develop all four parcels with affordable housing and to accomplish this, all four parcels were rezoned to R-3-PD, Multiple-Family Residential-Planned Development in 2013; and

WHEREAS, the Housing Successor entered into an Exclusive Negotiating Agreement on March 28, 2019 with a team of three entities, The Whole Child, the Richman Group of California Development Company, LLC., and Habitat for Humanity of Greater Los Angeles to develop transitional housing and support services, an affordable rental apartment building, and affordable for sale owner-occupied multi-family homes, respectively in that order, on the subject properties; and

WHEREAS, the Housing Successor also entered into a Purchase and Sales Agreement on March 21, 2022, with The Whole Child and The Richman Group; and

WHEREAS, those two entities, The Whole Child and The Richman Group desire to begin development of the site, and as a result, the Richman Group of California Development Company, LLC has filed a request for Development Plan Approval Case No. 974, to allow the construction of 102 units of affordable apartment housing, consisting of two 3-story and one 4-story wood-frame, walk up buildings with a mix of one, and three-bedroom apartments on a portion of (3 acres of the 3.95-acres) the two property; and

WHEREAS, the Whole Child has filed a request for Development Plan Approval Case No. 975, to allow the construction of 19 units of transitional/supportive housing; and

WHEREAS, a request was filed for Tentative Tract Map No. 83238 to subdivide the 3.95 acre parcel into 3 separate parcels; and

WHEREAS, the proposed development which includes Tentative Tract Map No. 083238 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, the City, as the lead agency, prepared an Initial Study and Mitigated Negative Declaration (MND) and circulated it for public review from October 5, 2021 to November 4, 2021; and

WHEREAS, the City prepared a Mitigation and Monitoring and Reporting Program (MMRP) to implement the mitigation measures set forth in the MND; and

WHEREAS, the City received four comment letters on the MND, and the City prepared responses to these comments and provided minor revisions to the MND which do not change any of the analysis in the MND (Comments and Responses to Comments Initial Study and Mitigated Negative Declaration); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on January 13, 2022, published a legal notice in the Whitter Daily News, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on January 13, 2022, to each property owner within a 500-foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission conducted a duly noticed public hearing on January 24, 2022, at which time it received public testimony concerning Development Plan Approval Case No. 9746 and Conditional Use Permit Case No. 812.

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the public testimony, written comments, or other materials presented at the Planning Commission Meeting on January 24, 2022 concerning the environmental findings and determination, Tentative Parcel Map No. 083238.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

The project involves the land division of a 3.95 acre parcel into 3 separate parcels, in conjunction with construction of 19 units of interim/transitional housing, on a portion of (0.95 acres of the 3.95-acres) and construction of 102 units of affordable apartments on the other two of the proposed three new parcels. This tentative tract map and the construction of the proposed development is considered to be a project under the

California Environmental Quality Act (CEQA) and, as a result, the project is subject to the City's environmental review process. The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant adverse immitigable impacts on the environment, therefore, the City has prepared and proposes to adopt a Mitigated Negative Declaration (MND) for the proposed project. The MND reflects the independent judgment of the City of Santa Fe Springs, and the environmental consultant, Blodgett/Baylosis Environmental Planning.

The Initial Study determined that the proposed project is not expected to have any significant adverse environmental impacts after implementation of mitigation measures. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of the Mitigated Negative Declaration and the adoption of the Mitigation Monitoring and Reporting Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A Mitigation Monitoring and Reporting Program is required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

A number of mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels. AB-3180 requires that a Mitigation Monitoring and Reporting Program be adopted for the recommended mitigation measures.

SECTION II. TENTATIVE PARCEL MAP FINDINGS

Pursuant to the State's Subdivision Map Act, the Planning Commission has made the following findings:

- (A) Section 66473.5 and Sections 66474(a) and (b) of the Subdivision Map Act require tentative maps to be consistent with the general plan and specific plans. The proposed Tentative Parcel Map, subject to the attached conditions, is in accordance with the Subdivision Map Act in that:

The City's General Plan Housing Element specifically identifies the development of affordable housing on the sites, and the potential project is described as a program in the Housing Element as follows starting on page 5-14 of the 2014-2021 Housing Element:

8. Affordable Housing Development Assistance

The City can play an important role in facilitating the development of quality, affordable housing through provision of land write-downs and regulatory incentives, and as available, financial assistance. Santa Fe Springs' Housing Successor Agency owns two housing sites (Lakeland/Laurel and 10934 Laurel) originally purchased with Low/Mod Housing Funds and recently rezoned R-3-PD with minimum 20 unit/acre densities. Designating these sites with a Planned Development (PD) Overlay eliminates any upper density limit and allows flexible development standards, providing an effective regulatory mechanism to facilitate affordable housing development.

Pursuant to AB 1484, once Santa Fe Springs' Successor Agency receives a "finding of completion" by the State Department of Finance (DOF), the Agency can develop a long-range property management plan which delineates the use or disposition of all properties owned by the Successor Agency. Upon approval of the property management plan by DOF and the oversight board, the City's Successor Agency will issue a Request for Proposal for development of the two vacant R-3-PD sites with affordable housing.

The proposed parcel map, subject to the attached conditions, is compatible with the goals and objectives of the City of Santa Fe Spring's General Plan, and therefore, is in compliance with Government Code Sections 66473.5, and 66474(a) and (b).

- (B) Sections 66474(c) and (d) of the Subdivision Map Act require the site to be physically suitable for the type of development and proposed density of development.

As proposed, the new development will meet or exceed all requirements of the City's Zoning Ordinance and as a result will not require any variances. Therefore, the subject site is physically suitable for the proposed development.

- (C) Sections 66474(e) and (f) of the Subdivision Map Act require that the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or is likely to cause serious public health concerns.

The proposed consolidation is located in an urbanized area that does not contain habitats or would otherwise injure fish and wildlife. Additionally, as required by the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (MND) was prepared for the proposed industrial project. According to the Initial Study/MND, the project is not expected to have any impacts on biological resources or cause serious public health problems.

- (D) Section 66474(g) of the Subdivision Map Act requires that the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

As part of the review and processing of the Tentative Parcel Map, and in accordance with the Subdivision Map Act, the local school district, utility companies and easement holders associated with the subject property were notified of the subject request. As of the writing of this report, staff has not received any correspondence for or against the proposed project. Nevertheless, any new easements for utility or roadways, if necessary, will be provided prior to final map approval. Moreover, no public easements are anticipated within the proposed subdivision, other than an easement for sidewalks.

- (E) In accordance with Government Code Section 66474.6, it has been determined that the discharge of waste from the proposed subdivision, subject to the attached conditions, into the existing sewer system will not result in a violation of the requirements prescribed by the Regional Water Quality Control Board in that the developer is required to comply with the IS/MND Mitigation Monitoring and Reporting Program, submit an erosion control plan and comply with the NPDES Best Management Practices during the grading and construction phases of the project.

The project is conditioned to meet all federal, state, and local ordinances and requirements including, but not limited to, the California Regional Water Quality Control Board.

- (F) That the proposed subdivision shall be in accordance with Government Code Section 66473.1, entitled "Design of Subdivisions to provide for Future Passive or Natural Heating and Cooling Opportunities."

Future passive or natural heating and cooling opportunities will be incorporated with the proposed development. To the extent feasible, staff will review the

proposed development to ensure that energy-saving devices or materials, including, but not limited to, insulation, double-pane windows, and high efficiency central heating and cooling systems will be incorporated.

SECTION II. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 205-2022 to approve Tentative Tract Map 83238, and to approve and adopt the proposed Initial Study and Mitigated Negative Declaration including the Comments and Responses to Comments Initial Study and Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program (subject to Conditions of Approval attached hereto as Exhibit A.


ADOPTED and APPROVED this 24th day of January 2022 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

AYES: Arnold, Jimenez, Carbajal, Hernandez, and Rounds

NOES:

ABSTAIN:

ABSENT:



Ken Arnold, Chairperson

ATTEST:



Teresa Cavallo, Planning Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
13231 Lakeland Road, Santa Fe Springs, CA 90670
TENTATIVE PARCEL MAP NO. 83238
APN: 8011-012-902

ENGINEERING / PUBLIC WORKS DEPARTMENT:
(Contact: Robert Garcia 562-868-0511 x7545)

TRACT MAP

1. Final tract map checking of \$4,970 plus \$295 per parcel shall be paid to the City. Developer shall comply with Los Angeles County's Digital Subdivision Ordinance (DSO) and submit final maps to the City and County in digital format.
2. The applicant shall provide at no cost to the City, one mylar print of the recorded tract map from the County of Los Angeles Department of Public Works, P.O. Box 1460, Alhambra, CA 91802-1460, Attention: Bill Slenniken (626) 458-5131.
3. A reciprocal access easement Agreement and Surface Drainage easement Agreement covering each parcel of the subject map shall be prepared, executed and recorded in the Office of the Los Angeles County Recorder. Such Agreement and any CC&R's shall be subject to the approval of the City Attorney.
4. The applicant shall design and construct a 5-foot wide meandering sidewalk per City standards and dedicate an easement along the Lakeland Road and Laurel Avenue street frontages. The dedicated easement shall be shown on the Parcel/Tract Map.
5. Conformity of Final Map to Tentative Map: The final tract map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Tract Map submitted by the applicant and on file with the case.

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Wayne M. Morrell x7362)

6. **Map-Digital Graphic Format:** Currently, the County of Los Angeles Department of Public Works is utilizing a computerized system to update and digitize the countywide land use base. If the parcel map is prepared using a computerized drafting system, the applicant's engineer shall submit a map in digital graphic format with the final Mylar map to the County of Los Angeles Department of Public

Works for recordation and to the City of Santa Fe Springs Department of Public Works for incorporation into its GIS land use map. The City of Santa Fe Springs GIS Coordinate System shall be used for the digital file.

7. **Expiration of Map:** Applicant understands and agrees that Tentative Parcel Map No. 83238 shall expire 24 months after Planning Commission approval, on January 24, 2022, except as provided under the provisions of California Government Code Section 66452.6. During this time period the final map shall be presented to the City of Santa Fe Springs Public Works Department for approval. The subdivision proposed by Tentative Parcel Map No. 83238 shall not be effective until such time that a final map is recorded.
8. **Parcel Map Requirements.** Prior to issuance of grading and building permits, the property owner shall obtain City Council approval of and recordation of the final parcel map that creates a three-lot subdivision for residential units that satisfies the requirements herein and any other requirements set forth by the City Council, Department of Public Works, and/or Department of Planning and Development. Upon the submission of a waiver and acceptance of risk in a form to be approved by the City Attorney, the Planning Director may approve issuance of grading or building permits after City Council approval of the final map, but prior to final recordation by the County of Los Angeles.
9. **Indemnity:** The “Subdivider,” Richman Group of California Development Company, LLC, agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning the subdivision when action is brought within the time period provided for in Government Code, Section 66499.37. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding the City shall promptly notify Subdivider of such claim, action or proceeding and shall cooperate fully in the defense thereof.
10. **Map-Subject to Mitigation Monitoring and Reporting Program:** That approval of Tentative Tract Map No. 83297 and Tentative Parcel Map No. 83238 are subject to compliance with the provisions of the Mitigation Monitoring and Reporting Program, which was prepared for the proposed project and adopted by the Planning Commission upon completion of the Initial Study/Mitigated Negative Declaration, shall be made part of the conditions of approval for the subject development on property located at 13231 Lakeland Road, Santa Fe Springs, CA 90670 (APN: 8011-012-902). The Mitigation Monitoring and Reporting Program is listed as an attachment to this staff report.
11. **Conformity of Final Map to Tentative Map:** That the final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Map submitted by the applicant and on file with the case.

THIRD THYME

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

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VACANT

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CALIFORNIA



ERIC GARCETTI
MAYOR

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DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

October 8, 2021

Applicant/Owner

Third Thyme, LP
7530 Santa Monica Boulevard
West Hollywood, CA 90046

Representative

Jamie Poster
Craig Lawson & Co., LLC
3221 Hutchison Avenue, Suite D
Los Angeles, CA 90034

Case Number: ADM-2021-7530-SPP-PSH-SIP-PHP

Application Type: Project Permit Compliance,
Streamlined Infill Project Review,

Location: 1435-1443 W. 3rd St

Council District: 13 – O'Farrell

Community Plan: Westlake

Plan Overlay: Central City West – Central

(Witmer/Lucas Residential District)

Land Use Designation: High Medium Residential

Zone: RC4(CW)-U/3

Legal Description: FR 6 & FR 7; Block: 1; Tract:
Northerly Portion of Satter Tract

**LETTER OF COMPLIANCE – Project Permit Compliance and Supportive Housing Project
Per AB 2162**

Pursuant to Los Angeles Municipal Code ("LAMC") Sections 14.00 A 13 and 11.5.7, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

DETERMINE, that the Project qualifies as a "Supportive Housing Development" pursuant to California Government Code Sections 65650 through 65656 that satisfies all of the requirements and objective planning standards of Government Code Section 65651(a) and (b), and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65653.

DETERMINE, based on the whole of the record, pursuant to Government Code Section 65651 and Public Resources Code Section 21080(b)(1), based on the whole of the record, that the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project.

APPROVE a ministerial review of a **Density Bonus for Qualified Permanent Supportive Housing Project** pursuant to LAMC Section 14.00 A 13 (d) and (e), for a project totaling 104 dwelling units, including five (5) dwelling units for Very Low Income household occupancy and 97 dwelling units for Low Income household occupancy for a period of 55

years. The Project is eligible for unlimited residential density, no minimum parking ratio, and a 33-foot height increase, and shall be granted the following development incentives and concessions:

- A 156 percent floor area increase;
- Permitting areas designated exclusively for Supportive Services use or public areas accessible to all residents to be excluded from the floor area calculation;
- Permitting a height increase up to 11 feet for an overall height up to 86 feet within 199 feet of an R3 zone in lieu of the otherwise required 75 feet;
- Permitting 0 parking spaces for units restricted to the target population, ½ parking space for income restricted units within ½-mile of Major Transit Stop and one parking space per 20 dwelling units for the purpose of accommodating guests, supportive services, and case management and 40% of required parking as compact spaces; and
- Permitting active ground floor uses to satisfy the non-residential use requirement pursuant to the requirements under the Central City West Specific Plan.

APPROVE a ministerial review of a **Density Bonus for Qualified Permanent Supportive Housing Project** pursuant to LAMC Section 14.00 A 13 (f), the project shall be granted the following Additional Waivers:

- **Height.**
 - To permit a height increase up to 11 feet for an overall height up to 86 feet within 199 feet of an R3 zone in lieu of the 75 feet otherwise permitted by the Central City West Specific Plan Section 8.A.6., pursuant to LAMC Section 14.A.13(e)(4)(i).
- **Open Space.**
 - To permit 785 square feet of Open Space in lieu of the otherwise required 10,425 square feet pursuant to LAMC Section 12.21.G, or an approximate 92.47% reduction.
 - To permit 785 square feet of Common Open Space in lieu of the otherwise required 10,400 square feet pursuant to the Central City West Specific Plan Appendix D.1(a), or an approximate 92.45% reduction.
 - To permit 100% of the Open Space to be provided as recreation rooms in lieu of the otherwise permitted 25%.
- **Yards.**
 - A 0-foot front yard in lieu of an otherwise required 15-foot front yard for residential uses in the R4(CW) zone.
 - A westerly side yard setback of 7-foot and 7 3/8-inches in lieu of an otherwise required 11-foot side yard.
 - An easterly side yard setback of 7-foot and 8 3/8-inches in lieu of an otherwise required 11-foot side yard.
 - A 15-foot rear yard setback in lieu of an otherwise required 20 feet.

- **Parking.**
 - To permit zero required parking spaces in lieu of the otherwise 35 parking spaces required pursuant to LAMC Section 14.00 A.13(d)(2).
- **Replacement Housing Unit Type.**
 - To permit 100% of the replacement housing units required by Section 11 of the Central City West Specific Plan to be one-bedroom units, in lieu of 50% of replacement units as two-bedroom units.

APPROVE a ministerial review of a **Specific Plan Project Permit Compliance**, for a development project located in Central City West Specific Plan (Ordinance No. 173,455).

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Assembly Bill 2162 and CA Government Code 65650.** The project shall comply with all requirements of Assembly Bill 2162 and California Government Code Section 65650 et seq. A minimum of 100 percent of the dwelling units shall be reserved as supportive housing units for Low Income Households.
3. **Residential Density.** The project shall be limited to a maximum density of 104 residential units per Exhibit "A".
4. **Affordable Units.** The project shall provide 100% On-Site Restricted Affordable units, exclusive of two (2) building manager's units, that is five (5) dwelling units reserved for Very Low Income Households and 97 units reserved to Low Income Households, as defined in Section 50105 and 50079.5 of the California Health and Safety Code.
5. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 14.00 A 13.
6. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make five (5) units reserved for Very Low Income Households and 97 units reserved to Low Income Households, including 52 units available to Low Income Supportive Housing residents, for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The Applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the LAHD.
7. **Supportive Services Plan.** The applicant shall submit a plan for providing supportive services, to the satisfaction of the Department of City Planning, with documentation demonstrating that supportive services will be provided onsite to residents in the project. The description of those services shall include all of the following:
 1. The name of the proposed entity or entities that will provide supportive services.
 2. The proposed funding source or sources for the provided onsite supportive services.
 3. Proposed staffing levels.
8. **Onsite Supportive Services.** At least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens. The project will provide 1,798 square feet of supportive services areas, including

but not limited to case management offices, community room, and common areas, as provided in Exhibit "A".

9. **Unit Requirements.** All units within the development, excluding manager's units, shall include at least one bathroom and a kitchen or other cooking facilities including, at minimum, a stovetop, a sink, and a refrigerator.
10. **Density Bonus for Qualified Permanent Supportive Housing Bonuses, Incentives and Waivers.**
 - a. **Floor Area Ratio (Off-Menu Incentive).** The project shall be limited to a maximum Floor Area Ratio ("FAR") of 4.7:1.
 - b. **Height (Off-Menu Incentive).** The project shall be limited to 86 feet and eight (8) stories in building height.
 - c. **Open Space (Off-Menu Incentive).** The project shall provide a minimum of 785 square feet of usable open space per Exhibit "A".
 - d. **Open Space (Waiver).** The 100% of the usable Open Space shall be provided as recreation rooms in lieu of the otherwise permitted 25%.
 - e. **Front Yard Setback (Waiver).** The project shall observe a minimum 0-foot front yard in lieu of an otherwise required 15-foot front yard for residential uses in the R4(CW) zone.
 - f. **Side Yard Setback (Waiver).** The project shall observe a 7-foot and 7 3/8-inch westerly side yard in lieu of an otherwise required 11-foot side yard, or a 31% reduction, in the R4(CW) zone.
 - g. **Side Yard Setback (Waiver).** The project shall observe a 7-foot and 8 3/8-inch easterly side yard in lieu of an otherwise required 11-foot side yard, or a 31% reduction, in the R4(CW) zone.
 - Rear Yard Setback (Waiver).** The project shall observe a minimum 15-foot rear yard setback in lieu of the 20 feet otherwise required in the R4(CW) zone.
 - h. **Automobile Parking.** The project shall provide seven (7) parking spaces in lieu of the otherwise 35 parking spaces required pursuant to LAMC Section 14.A.13(d)(2).
 - i. **Replacement Housing Unit Type (Waiver).** One hundred percent of the replacement housing units required by Section 11 of the Central City West Specific Plan will be one-bedroom units.

Project Permit Compliance Conditions

11. **Common Open Space.** A minimum of 785 square feet of Usable Open Space shall consist of Common Open Space, pursuant to the Central City West Specific Plan, Section C.1 (b) of Appendix D.

12. **Trees.** There shall be a minimum of 104 trees planted in compliance with Section C.2 of Appendix D in the Central City West Specific Plan, of which a minimum of 52 shall be provided on-site. Trees shall be a minimum of 12 feet in height and three (3) inches in caliper at the time of planting. Final landscape plans shall show the location, height, and caliper of all trees. The remaining 52 trees that cannot be accommodated on-site shall be provided through the payment of the In-Lieu Fee – Development Tree Planting Requirement, as specified in Article 2, Chapter VI, Section 62.177(b)(1) of the Los Angeles Municipal Code for each tree to be planted off-site. The first priority for the location of off-site plantings shall be within the Central City West Specific Plan, and second, within the Westlake Community Plan Area, subject to the acceptance of a donor site. A receipt showing proof of payment shall be provided at the time of Building Permit Clearance. In the event that the number of dwelling units should be reduced, then no modification of this determination shall be necessary, and the number of trees shall be recalculated based upon the Specific Plan requirement of one (1) tree per unit.

13. **Street Trees.** Prior to the issuance of a building permit, the applicant shall obtain a Class “A” or “B” Permit guaranteeing installation of Sycamore Trees in the Parkway along the Third Street project frontage subject to the Department of Street Services, Urban Forestry Division requirements per Appendix D of the Central City West Specific Plan. Trees shall be a minimum of 12 feet in height and three inches in caliper at the time of planting, and shall be spaced 30 feet on center. If Sycamore Trees are not permitted, the applicant will coordinate with Urban Forestry to select a suitable tree species to satisfy this condition.

Note: Contact the Urban Forestry Division, Subdivision staff, at (213) 847-3088 for site inspection prior to any street tree work.

14. **Landscape Plans.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect pursuant to Appendix D of the Central City West Specific Plan.

15. **Inclusionary Housing Condition.** The project will provide a minimum of five (5) units reserved for Very Low Income Households and four (4) units reserved for Very Low Income Household previously demolished on site, as documented by the Replacement Unit Determination letter from the Los Angeles Housing Department, dated October 7, 2020, pursuant to Section 11.C.2 of the Central City West Specific Plan.

16. **Signs.** No signs have been approved for the proposed project. Any signage must be approved pursuant to a Project Permit Compliance Determination for the Central City West Specific Plan.

Administrative Conditions

17. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped

by Department of City Planning staff "Plans Approved." A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.

18. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
19. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
20. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
21. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
22. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the

deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the

right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

PROJECT BACKGROUND

The project site is comprised of rectangular two lots totaling approximately 14,866 square feet with a significant slope downward from north to south. The project site is generally bounded by Miramar Street to the north, Lucas Avenue to the east, 3rd Street to the south, and Witmer Street to the west. The project site has approximately 119 feet and 5 inches of linear frontage on 3rd Street. A portion of the project site is improved with two one-story commercial buildings fronting 3rd Street. The majority of the project site was demolished in 2015 by a previous owner and is currently vacant with no protected or non-protected trees on the project site.

The proposed project is the demolition of two commercial buildings and the construction of an eight-story, 86-foot tall, permanent supportive housing project with 104 dwelling units (including five (5) Very Low Income units, 97 Low Income units, and 2 market-rate manager's units) and on-site supportive services. The project will have a total floor area of 42,071 square feet and Floor Area Ratio ("FAR") of 4.7:1. The project proposes to provide seven (7) vehicle parking spaces, 78 long-term and 8 short-term bicycle parking spaces located on the ground level. The project will also provide 785 square feet of common open space, supportive service areas, a recreation room, and a central open courtyard located on the ground floor. The applicant filed for Building Permit No. 21010-10001-03854 with the Los Angeles Department of Building and Safety ("LADBS") for the subject project. The project plans submitted to the Department of City Planning are provided as Exhibit "A".

The site is located within the Westlake Community Plan, which designates the site for Highway Oriented Commercial - High Medium Residential land uses and has an RC4(CW)-U/3 Zone designation. The CW indicates that the development regulations on the project site are established by the Central City West Specific Plan; within the Plan, the site is located in the Central Subarea (Witmer/Lucas Residential District). The project site has a land use category and height/floor area ratio (FAR) of the R4 Zone per LAMC Section 12.11, a maximum height of 75 feet, and FAR of 3.0:1. The project site is located in the Transit Priority Area (ZI-2452), State Enterprise Area (ZI-2374), Tier 2 Transit-Oriented Communities (TOC) project site, Urban Agriculture Zone, Bureau of Engineering Special Grading Area, Methane Zone, and Fire District 3. The project site is located within 1.55 kilometers from the Puente Hills Blind Thrust Fault and is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area, flood zone, landslide, liquefaction, or tsunami inundation zone.

The surrounding area is primarily zoned and improved for multi-family residential, commercial and public facilities. Abutting properties to the north are zoned RC4(CW)-U/3 and improved with multi-family residential buildings. Abutting properties to the east and west are zoned R4(CW)-U/3 and improved with a mix of uses including low rise commercial and mid-rise mixed-use and/or multi-family residential buildings. Properties to the south across are zoned PF(CW) and are improved with an elementary school.

Pursuant to California Government Code Section 65650 through 65656, the project qualifies as a Supportive Housing Project that satisfies all of the requirements and objective planning standards of Government Code Section 65651(a) and (b), and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65653.

In accordance with Government Code Section 65653 (b), the Director of Planning shall complete its review of the application within 120 days after the application is complete for the subject project. As provided in Government Code Section 65651(b), the local government may require a Supportive Housing Project to comply with objective, written development standards and policies

that apply to other multifamily development within the same zone. In accordance with Government Code Section 65655(a), AB 2162 does not preclude or limit the ability of a developer to seek a density bonus pursuant to Government Code Section 65915.

Ministerial Review

Assembly Bill ("AB") 2162 amended Sections 65583 and 65650 through 65656 of the California Government Code and went into effect on January 1, 2019. The bill requires that supportive housing be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria. The local government is required to complete the review of a supportive housing development that complies with the specified criteria within specified time periods. For projects with 50 or fewer units, the review shall be complete within 60 days after the application is complete. For projects with more than 50 units, the review shall be completed within 120 days after the application is complete. In addition, AB 2162 clearly states that the developer is not precluded or limited in seeking a density bonus for the supportive housing project.

Pursuant to AB 2162 and Government Code Section 65651, a Supportive Housing Project that satisfies all of the requirements and objective planning standards of Government Code Section 65651(a) and (b) shall be a use by right and subject to the approval process provided in Government Code Section 65653. The term "use by right" shall have the same meaning as defined in subdivision (i) of Section 65583.2. Therefore, pursuant to Government Code Section 65651 and Public Resources Code Section 210801(b)(1), the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project.

In accordance with the Department of City Planning Memorandum issued on September 25, 2020 regarding "Affordable Housing Approval Process per SB 35 (2017) and AB 2162 (2018); Streamlined Infill Projects (SIP)", the Department of City Planning will follow a streamlined ministerial approval process consistent with the Department's treatment of ministerial projects. Cases are assigned an ADM (administrative) prefix with the Director of Planning as the decision-maker. Public hearings are not required, and any appeal process in the LAMC unique to the type of entitlement being requested will not be utilized. This Letter of Compliance is hereby issued to deem the case consistent with the applicable objective development standards and state law criteria, and is transmitted according to the requirements for written decisions in the LAMC for the underlying entitlement. Additional information is available in the case file.

Density Bonus for Permanent Supportive Housing Incentives and Waivers

The Applicant proposes to utilize Los Angeles Municipal Code ("LAMC") Sections 14.00 A.13(d), (e) and (f), which implements Government Code Section 65915, to set aside over 100 percent of the base 38 dwelling units, or five (5) dwelling units for Very Low Income household occupancy and 97 dwelling units for Low Income household occupancy for a period of 55 years. In exchange for meeting the minimum set-aside requirements, the project may receive a set of incentives and concessions, and request additional waivers in order to facilitate the provision of affordable housing at the site. Given the applicant is providing 50 percent of dwelling units to be affordable at Low Income household occupied by the Target Population, the project is eligible for the incentives, concessions and addition waivers as stated in LAMC Section 14.00 A 13. The 97 Low Income units including 52 Low Income units restricted for the Target Population also qualify the project for streamlined ministerial processing in accordance with AB 2162 and California

Government Code Section 65650 through 65656. The applicant is requesting the following incentives, concessions and waivers:

- **Floor Area Ratio (“FAR”)** To permit a 4.7 to 1 Floor Area Ratio (“FAR”) in lieu of the 3 to 1 FAR otherwise permitted in the U/3 Height District in the Specific Plan.
- **Height (Off-Menu Incentive).** The project shall be limited to 86 feet and eight (8) stories in building height.
 - To permit a height increase up to 11 feet for an overall height up to 86 feet within 199 feet of an R3 zone in lieu of the 75 feet otherwise permitted by Specific Plan Section 8.A.6., pursuant to LAMC Section 14.A.13(e)(4)(i).
- **Ground Floor Use (Incentive).** To permit active ground floor uses to satisfy the non-residential use requirement pursuant to Specific Plan Section 6.F.3.(a)(2) and Specific Plan Section 6.G.4., pursuant to LAMC Section 14.A.13(e)(8).
- **Open Space (Waivers).**
 - To permit 785 square feet of Open Space in lieu of the otherwise required 10,425 square feet pursuant to LAMC Section 12.21.G, or an approximate 92.47% reduction.
 - To permit 785 square feet of Common Open Space in lieu of the otherwise required 10,400 square feet pursuant to Specific Plan Appendix D.1(a), or an approximate 92.45% reduction.
 - To permit 100% of the Open Space to be provided as recreation rooms in lieu of the otherwise permitted 25%.
- **Yards (Waivers).**
 - A 0-foot front yard in lieu of an otherwise required 15-foot front yard for residential uses in the R4(CW) zone.
 - A westerly side yard setback of 7-foot and 7 3/8-inches in lieu of an otherwise required 11-foot side yard.
 - An easterly side yard setback of 7-foot and 8 3/8-inches in lieu of an otherwise required 11-foot side yard.
 - A 15-foot rear yard setback in lieu of an otherwise required 20 feet.
- **Replacement Housing Unit Type (Waiver).**
 - To permit 100% of the replacement housing units required by Section 11 of the Specific Plan to be one-bedroom units in lieu of two-bedroom units.

The applicant has selected to utilize an automobile parking reduction incentive offered under LAMC Section 14.A.13(d)(2) which requires a total of 35 automobile parking spaces. In conjunction with the parking bonus, the applicant is requesting for a parking reduction waiver to allow for seven (7) parking spaces to allow for the construction of more permanent supportive housing units. The project therefore complies with the parking requirements when utilizing the parking reduction incentive in conjunction with the development standard waiver granted herein.

The record does not contain substantial evidence that would allow the City Planning Commission to make a finding that the requested incentives do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

Los Angeles Municipal Code Section 14.00 A 13 (d) and (e) outlines types of relief that minimize restrictions on the size of the project. The requested incentives and waivers allow the developer to expand the building envelope so the additional and affordable units can be constructed, provide for design efficiencies, and allow the overall space dedicated to residential uses to be increased. These incentives and waivers support the applicant's decision to set aside the specified number of dwelling units for Very Low or Low Income Households for 55 years.

Specific Plan Project Permit Compliance Review

The proposed project is located in the Central City West Specific Plan area. According to the Specific Plan regulations, any "project", defined as the "construction, erection, addition to or alteration of any building or structure, or a use of land or change of use on a lot located in whole or in part within the Specific Plan area, which requires the issuance of a grading permit, foundation permit, building permit, sign permit or use of land permit," is subject to a Project Permit Compliance review pursuant to Section 17 of the Specific Plan.

However, in accordance with California Government Code Section 65651, a local government must streamline the approval of a supportive housing project based only on objective zoning and design review standards, and the locality's process and application requirements shall not in any way inhibit, chill, or preclude the ministerial approval process. Several findings of the Central City West Specific Plan Project Permit Compliance Review require the City to exercise subjective discretion. These subjective discretionary findings conflict with the streamlined ministerial approval process as provided in Government Code Section 65651 and therefore are not applicable to the proposed project. However, the project is in compliance with the objective standards contained in the Specific Plan, which include:

- **Use.** Section 6.F.1 of the Central City West Specific Plan (Specific Plan) states that for all lots in the R4(CW) category within the Specific Plan area, the use and area regulations of the R4 Zone would apply, as specified in LAMC Section 12.11. LAMC Section 12.11 (R4 Multiple Dwelling Zone) permits multi-family residential uses with a base density of one unit per 400 square feet of lot area. The project site is located in the RC4(CW)-U/3 zone and consists of approximately 14,866 square feet of lot area, which would permit up to 37 dwelling units by right. The project meets the eligibility criteria for a QPSH project, which is permitted unlimited density in accordance with LAMC Section 14.A.13(d)(1). The project would provide 100% restricted affordable units at the Low Income Level, excluding two manager's units, which qualifies the project to construct 104 dwelling units.

Section 6.F.3(a)(2) of the Specific Plan states, "Any Project construction on a lot within the R4(CW) Category shall be Mixed Use." Section 6.G.4. of the Specific Plan requires for mixed-use projects to provide a "Ground Floor devoted to Neighborhood Retail and/or Neighborhood Service uses, as determined by the Director of Planning, for a minimum of 75% of the specified street frontage of the lot." The Applicant requests for an incentive pursuant to LAMC Section

14.A.13(e)(8), to permit a nonresidential floor area requirement in a Specific Plan to be satisfied by any active ground floor use such as community rooms, resident amenities, supportive service areas and common open spaces. Thus, in conjunction with the QPSH incentive granted herein, the project is consistent with the Use regulations in the Specific Plan.

- **Yards.** Section 6.F.3(b)(1)(a) and (b), of the Specific Plan states that the use and area regulations of Section 12.11 (R4 Multiple Dwelling Zone) shall apply to all lots in the R4(CW) category within the Specific Plan. The R4 Zone requires a 15-foot front yard, 5-foot side yards with an additional one (1) foot for each story above the second story and a 15-foot rear yard with an additional one (1) foot for each story above the third. The project proposes an 8-story residential building and is therefore required to provide a 15-foot front yard, 11-foot side yards and a 20-foot rear yard. The applicant is seeking approval for a waiver to reduce the setback requirements in order to provide a 0-foot front yard, a 7-foot 7 3/8-inch westerly side yard, an easterly 7-foot 8 3/8-inch side yard, and a 15-foot rear yard, permitted under the Qualified Permanent Supportive Housing. The reduction in setback requirements will allow for the construction of the Qualified Permanent Supportive Housing Project. Therefore, in conjunction with the development standard waiver granted herein, project complies with the Specific Plan yard requirements.
- **Floor Area.** Section 6.I.1.a of the Specific Plan states that the base permitted floor area on a lot within the Specific Plan area shall be as shown by the Floor Area Ratio specified on Map Nos. 2, 3, and 4. The project Site is located on Map No. 3 and is designated RC4(CW)-U/3. The RC4(CW)-U/3 Zone and height district permits a maximum FAR of 3:1, which would result in a maximum floor area of 31,164 square feet. LAMC Section 14.A.13(d)(3) permits the exclusion of areas designated exclusively for Supportive Services use or public areas accessible to all residents, including those for residential or Supportive Services uses, and provides that such areas shall not be considered as floor area of the building for the purposes of calculating the total allowable Floor Area. The applicant is seeking approval for a waiver to increase the FAR from 3 to 1 to 4.7 to 1 to permit up to 48,786 square feet of floor area as defined by LAMC Section 14.A.13(d)(3). The increase in Floor Area will allow for the construction of the Qualified Permanent Supportive Housing Project. Therefore, in conjunction with the development standard waiver granted herein, project complies with the Specific Plan Floor Area requirements.
- **Height.** Section 8.A.1 of the Specific Plan states that maximum permitted height on a lot within the Specific Plan area shall be as shown by the height designations on Map Nos. 2, 3, and 4. The project Site is located on Map No 3 and is designated RC4(CW)-U/3. The RC4(CW)-U/3 Zone and height district permits a maximum building height of 75 feet. The applicant is seeking approval of an incentive under LAMC Section 14.A.13(e)(4)(i) to allow for a height increase up to 11 feet for an overall height up to 86 feet within 199 feet of an R3 zone. The increase in Floor Area will allow for the construction of the Qualified Permanent Supportive Housing Project. Therefore, in conjunction with the incentive granted herein, project complies with the Specific Plan height requirements.
- **Open Space and Landscaping.** Section 8.D, Appendix D, of the Specific Plan requires that all multiple-family residential projects must meet on-site Open Space requirements per dwelling unit. Section C of Appendix D requires a minimum of 100 square feet per unit of required Useable Open Space, as provided in Section 12.21.G of the LAMC, shall be provided as Common Open Space. The applicant must fulfill both the LAMC requirements for total Open Space (private and common combined) and the minimum Common Open Space as

required by the Specific Plan. The project would require 10,425 square feet of Open Space, of which at least 10,400 square feet of Open Space would be required as common open space.

The applicant requests a waiver to reduce open space requirements by approximately 92.47 percent in order to allow for 785 square feet of open space and common open space. The applicant also requests for a waiver to permit 100 percent of the Open Space to be provided as recreation rooms in lieu of the otherwise permitted 25 percent. The reduction in Open Space development standards will allow for the construction of more affordable units for the Permanent Supportive Housing Project. Therefore, in conjunction with the incentive and two development waivers granted herein, project complies with the Specific Plan Open Space and Landscaping requirements.

- **Open Space On-site Trees.** In addition to the Open Space requirements, Section C.2 of Appendix D of the Specific Plan requires that a minimum of one (1) tree be provided for every dwelling unit, each of which being a minimum of 12 feet in height and three (3) inches in caliper at the time of planting. Section C.2 of Appendix D also allows up to 50% of the required trees to be planted off-site. The project will provide 52 on-site trees and 52 off-site trees for the proposed 104 dwelling units, as required in Condition of Approval.
- **Street Trees.** Section D.1 of Appendix D of the Specific Plan requires Sycamore Trees be planted in the parkway on Third Street with a minimum of 12 feet in height and three (3) inches in caliper at the time of planting and be spaced 30 feet on center. The project will provide Sycamore Trees on Third Street, in coordination with Urban Forestry per the Condition of Approval. If Sycamore Trees are not permitted, due to concerns of significant sidewalk damage, the applicant will work with Urban Forestry to select a different street tree to satisfy this requirement. Therefore, the project substantially complies with Section D.1 of Appendix D.
- **Parking.** Section 10.B of the Specific Plan states that off-street parking requirements for all uses other than office use shall be as specified in Section 12.21.A.4 of the LAMC. The Qualified Permanent Supportive Housing Project is setting aside 100-percent of the total dwelling units, exclusive of manager's unit, as Restricted Affordable and is located within one-half mile of a Major Transit Stop. Therefore, the project qualifies for an incentive of reduced vehicle parking requirements pursuant to LAMC Section 14.A.13(d)(2), which requires a total of 35 automobile parking spaces. The applicant is requesting for a waiver of development standards to permit seven (7) parking spaces in lieu of the 35 spaces required. In conjunction with the incentive and development waivers granted herein, the project meets the parking requirements.
- **Transportation Impact Fee.** Section 9.C of the Specific Plan requires that all projects within the Specific Plan area pay a Transportation Impact Mitigation Fee. However, Section 9.C.2 of the Plan states that residential uses are exempt from payment of the fee. The proposed project consists of 104 residential units. Therefore, Section 9.C of the Specific Plan is not applicable.
- **Replacement Dwelling Unit Requirement.** Section 11.C.2 of the Specific Plan states that all multiple-family residential projects are subject to either the Replacement Dwelling Unit or Inclusionary Housing requirements. As documented by the Replacement Unit Determination letter from the Los Angeles Housing Department, dated October 7, 2021, the project is required to provide five (5) units restricted to Very Low Income Households and four (4) units

restricted to Low Income Household. A minimum of 50% of the required replacement dwelling units shall be two bedrooms or larger. The applicant has requested a waiver to permit 100 percent of the replacement units to be one-bedroom units in lieu two-bedroom units to allow for the construction of more permanent supportive housing units. Therefore, in conjunction with the development waiver granted herein, the project meets the replacement dwelling unit requirement.

CONCLUSION

As a supportive housing project that satisfies all the objective planning standards of Government Code Section 65651, approval of the project is ministerial and therefore statutorily exempt from the California Environmental Quality Act ("CEQA") and Public Resources Code Section 21080(b)(1).

Additionally, in accordance with Government Code Section 65915, as the proposed project is a rental housing project affordable to lower income households that is also a supportive housing development, the City shall not impose parking standards.

Therefore, in accordance with Government Code Section 65915 and 65650 through 65656, the project as shown in Exhibit "A" is deemed to satisfy the objective planning standards of AB 2162 and Government Code Section 65651(a) and (b) and LAMC Section 14.00 A. 13, and shall comply with the attached planning standards as Conditions of Approval.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either through the Department of City Planning website at <http://planning.lacity.org> or by calling (213) 482-7052 or (818) 374-5050. The applicant is further advised to notify any consultant representing you of this requirement as well.


Effective Date/Appeals: The decision of this Letter of Compliance is final and effective upon the mailing of this letter and not appealable.

Reviewed by:

Deborah Kahlen

Deborah Kahlen, Senior City Planner

Prepared by:



Chi Dang, City Planner
chi.dang@lacity.org

VETERAN COMMONS

Dean C. Logan, Registrar-Recorder/County Clerk

Notice of Determination

Appendix D

Electronically signed by MAXINE CARRASCO

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Los Angeles
Address: 12400 Imperial Highway
Norwalk, CA 90650

From:

Public Agency: City of Downey
Address: 11111 Brookshire Ave.
Downey, CA 90241
Contact: Guillermo Arreola, Principal Planner
Phone: 562-904-7154; garreola@downeyca.org

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2019029057

Project Title: Rancho Los Amigos South Campus Specific Plan

Project Applicant: City of Downey

Project Location (include county): north of Gardendale St; south of Imperial Hwy; Los Angeles County

Project Description:

New development is assumed on 62.5 acres (Focus Area) of the 172-acre Specific Plan area. The Project proposes a planned and programmed mix of transit-oriented residential, retail, and office uses in the Focus Area. The EIR evaluates up to 700 dwelling units and 1,130,000 square feet of new, non-residential (commercial, retail, office, public facilities, etc.) land uses in the Focus Area.

This is to advise that the City of Downey has approved the above (input checked) Lead Agency or (input unchecked) Responsible Agency

described project on Sept. 28, 2021 and has made the following determinations regarding the above (date) described project.

- 1. The project [input checked] will [input unchecked] will not] have a significant effect on the environment.
- 2. [input checked] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [input unchecked] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [input checked] were [input unchecked] were not] made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan [input checked] was [input unchecked] was not] adopted for this project.
- 5. A statement of Overriding Considerations [input checked] was [input unchecked] was not] adopted for this project.
- 6. Findings [input checked] were [input unchecked] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Community Development Department, 11111 Brookshire Avenue, Downey, CA 90241

Signature (Public Agency): [Signature] Title: Principal Planner

Date: September 28, 2021 Date Received for filing at OPR:

THIS NOTICE WAS POSTED

ON October 05 2021

UNTIL November 04 2021

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 202110051220012
STATE CLEARING HOUSE # (If applicable) 2019029057

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF DOWNEY			DATE 10/05/2021
COUNTY/STATE AGENCY OF FILING LOS ANGELES			DOCUMENT NUMBER 2021218020
PROJECT TITLE RANCHO LOS AMIGOS SOUTH CAMPUS SPECIFIC PLAN			
PROJECT APPLICANT NAME GUILLERMO ARREOLA			PHONE NUMBER (562)904-7154
PROJECT APPLICANT ADDRESS 11111 BROOKSHIRE AVE	CITY DOWNEY	STATE CA	ZIP CODE 90241

PROJECT APPLICANT (Check appropriate box):

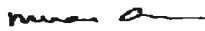
- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,445.25	\$ 3,445.25
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,480.25	\$ 0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,171.25	\$ 0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$60.00	\$ 75.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ 0.00

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other _____
- \$ 3,520.25

SIGNATURE X 	TITLE ITC
--	------------------



City of Downey

January 27, 2022

Audrey Hahn
Project Manager, Development
Abode Communities
1149 S. Hill Street, Suite 700
Los Angeles, CA 90015

Re: Status of Entitlement Approval for Northwest corner of Garfield Avenue and
Gardendale Street, Downey CA 90241
APN: 6234-008-901

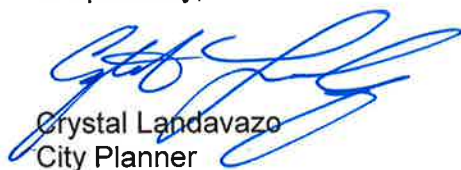
Dear Ms. Hahn,

This letter provides a general summary of the current status of the project. To date, the City review team has held a kick-off and coordination meeting with the project team in preparation of the formal project submittal. The application is expected to be submitted shortly at which time, review will commence and additional meetings will be held within 30-days.

The project is located within the Rancho Los Amigos South Campus Specific Plan, Transit Oriented Development district, which permits and encourages multi-family developments. As the project is sponsored by the County of Los Angeles, the project will be processed via the City's consultation process (administrative streamline process) and within 30-days, the City will provide comments and schedule meetings within the County/developer to discuss the revisions.

If you have any questions, or would like to discuss the letter in further detail, please feel free to contact me at (562) 904-7154.

Respectfully,



Crystal Landavazo
City Planner

Community Development Department
11111 Brookshire Avenue
Downey, CA 90241
Planning Department
(562) 904-7154

Future Unlimited

CIVIC CENTER
11111 BROOKSHIRE AVE.
PO BOX 7016
DOWNEY, CALIFORNIA
90241-7016
562-869-7331
www.downeyca.org

LIBRARY
11121 BROOKSHIRE AVE.
DOWNEY, CALIFORNIA
90241-7016
562-904-7360
www.downeylibrary.org

POLICE DEPARTMENT
10911 BROOKSHIRE AVE.
PO BOX 7016
DOWNEY, CALIFORNIA
90241-7016
562-861-0771

PARKS & RECREATION
7850 QUILL DR.
DOWNEY, CALIFORNIA
90242
562-904-7238

UTILITIES DIVISION
9252 STEWART & GRAY RD.
DOWNEY, CALIFORNIA
90241-7016
562-904-7202

MAINTENANCE SERVICES
12324 BELLFLOWER BLVD.
DOWNEY, CALIFORNIA
90242
562-904-7194



City of Downey

January 27, 2022

Audrey Hahn
Project Manager, Development
Abode Communities
1149 S. Hill Street, Suite 700
Los Angeles, CA 90015

Re: Zoning Verification for Northwest Corner of Garfield Avenue & Gardendale Street Intersection, Downey CA 90241
APN(s): 6234-008-901

Dear Ms. Hahn,

The Downey Planning Division is providing this letter in reference to property located on the northwest corner of the Garfield Avenue and Gardendale Street intersection within the City of Downey. The subject property is currently vacant and the following land use designations are true and applicable to the site.

1. Current zoning of the property:

The zoning designation for the subject site is Rancho Los Amigos South Campus Specific Plan (RLASCSP). The site is located within the Transit Oriented Development (TOD) subdistrict of the Rancho Los Amigos South Campus Specific Plan.

2. What is the overlay district name and Section No?

Response: The properties are not within an overlay district.

3. Applicable entitlements and/or review applications:

Project within the RLASCSP require a Consultation process for all Special Uses proposed for County Operated Facilities and County Housing Developments. The consultation process is ministerial and is processed administratively.

See Review Process below.

4. Review Process:

The excerpt below is from the RLASCSP and provides an overview of the review process for County sponsored projects.

Future Unlimited

CIVIC CENTER
1111 BROOKSHIRE AVE.
PO BOX 7016
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562-904-7360
www.downeylibrary.org

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562-904-7238

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90241-7016
562-904-7202

MAINTENANCE SERVICES
12324 BELLFLOWER BLVD.
DOWNEY, CALIFORNIA
90242
562-904-7194

Project Consultation is required for all Special Uses proposed for County Operated Facilities and County Housing Developments. The Project Consultation process is an administrative review subject to the procedures set forth below. All applications must be compliant with any specific standards identified in Section 5.8 above and comply with development standards and guidelines established in this Specific Plan.

- a. County & Developer must provide:
 - i. A complete description of the proposed project and scope of work.
 - ii. A minimum of five, hard copy sets of architectural plans and one digital version.
 - iii. City staff will be provided a minimum of 30-days to review and provide comments on said projects and ensure compliance with the Specific Plan and compatibility with surrounding developments.
- b. City and County to meet and discuss proposed project within 30 days of receipt of City comments.
- c. County to provide City with final incorporation of comments and revisions for General Plan Consistency findings.

5. Which Section of the zoning Code regulates the development of the property?

The Rancho Los Amigos South Campus Specific Plan.

6. Based on the RLASCSP, is the use of the subject property as a multi-unit apartment development permitted?

Yes, subject to the review process listed above. This type of housing is permitted by right and encouraged in the Transit Oriented District of the Rancho Los Amigos South Campus Specific Plan.

If you have questions, or would like to discuss the letter in further detail, please feel free to contact me at (562) 904-7154.

Respectfully,



Crystal Landavazo
City Planner

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Future Unlimited

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