



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

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held October 9, 2007, the Board took the following action:

43

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

Combined hearing on the following zoning matters and Mitigated Negative Declaration relating to property consisting of 5.22 gross acres located at the 22700 Meyler Avenue, Carson Zoned District, petitioned by Richard Welter on behalf of Don Wilson Builders, as further described in the attached letter dated August 15, 2007 from the Director of Planning:

Zone Change Case No. 2006-00002-(2), from A-1 to R-2-PD

Conditional Use Permit Case No. 2006-00018-(2), to ensure compliance with the Development Program zone

Vesting Tentative Tract Map Case No. 065157-(2), to create one multi-family residential lot with 60 detached condominium units

Opportunity was given for interested persons to address the Board. No interested persons addressed the Board. Written correspondence was presented.

Supervisor Burke made the following statement:

“Approval of this application will authorize development of a 60-unit detached condominium project in the West Carson/ Torrance area.

“The applicant, Don Wilson Builders, has built high-quality, attractive homes in the South Bay community for more than 50 years.

(Continued on Page 2)

43 (Continued)

“This project will help the County address its housing needs, and it will advance the important County goal of creating new housing in urban infill areas.

“The 5.22 acre development site is currently underutilized and suffers from visual blight.

“The applicant has conducted extensive community outreach, and based upon its efforts, I am convinced this is a project that has broad community support.

“I am also convinced that the density proposed by the applicant, 11.47 units per acre, is compatible with the surrounding neighborhood, and with other multi-family developments in the surrounding neighborhood.

“I have reviewed the findings and conditions of the Regional Planning Commission, and concur with the favorable actions and recommendations that it has made to this Board.”

Therefore, on motion of Supervisor Burke, seconded by Supervisor Antonovich, unanimously carried, the Board closed the hearing and took the following actions:

1. Considered and adopted the attached Mitigated Negative Declaration (MND) prepared for the project; certified its completion, and determined that there is no substantial evidence that the project with mitigation will have a significant impact upon the environment, find that the project has an effect on fish and wildlife services, and that the MND reflects the independent judgment and analysis of the County;
2. Indicated its intent to approve Zone Change Case No. 2006-00002-(2), Conditional Use Permit Case No. 2006-00018-(2) and Vesting Tentative Tract Map Case No. 065157-(2); and

(Continued on Page 3)

43 (Continued)

3. Instructed County Counsel to prepare the necessary ordinance, findings and conditions for final approval.

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Attachments

Copies distributed:

- Each Supervisor
- County Counsel
- Director of Planning
- Director of Public Works
- Richard Welter/Don Wilson Builders