



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Bruce W. McClendon, FAICP  
Director of Planning

December 10, 2008

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

**PROJECT NUMBER R2005-03443-(5)  
ZONE CHANGE NUMBER 200500019-(5)  
CONDITIONAL USE PERMIT NUMBER 200500221-(5)  
HOUSING PERMIT NUMBER 200800002-(5)  
6709 AVENUE M, QUARTZ HILL, CALIFORNIA  
(FIFTH SUPERVISORIAL DISTRICT) (3 VOTES)**

Dear Supervisors:

**IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING:**

1. Adopt the attached ordinance, approved as to form by County Counsel, to change zones within the Quartz Hill Zoned District as recommended by the Regional Planning Commission (Zone Change No. 200500019).
2. Instruct County Counsel to prepare necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit No. 200500221 and Housing Permit Number 200800002.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies of the Antelope Valley Areawide General Plan.
- The proposed project would be consistent with the land use policy of the Antelope Valley Areawide General Plan of provide housing options for very low income seniors.

**Implementation of Strategic Plan Goals**

This project approval promotes the County's Strategic Plan goal of Service Excellence and Community Services. The project components (zone change, conditional use permit and housing permit) sought by the applicant were carefully researched and analyzed to ensure that quality information regarding the subject property was available.

**FISCAL IMPACT/FINANCING**

Implementation of the proposed local plan amendment and other project entitlements should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is being made.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Regional Planning Commission conducted a duly noticed public hearing on November 24, 2008 on Zone Change Number 200500019-(5), Conditional Use Permit Number 200500221-(5) and Housing Permit Number 200800002-(5) to authorize the construction, maintenance and operation of 75-unit Senior Citizen development in the R-3-DP (Limited Multiple Residence with a Development Program) zone. The subject property is located at 6709 Avenue M, Quartz Hill (APN 3204016066) Located in the A-1-5 (Light Agriculture - 5 acre minimum lot size) zone within the Quartz Hill Zoned District. The proposed project includes an administrative housing permit subject to review by the Director of Regional Planning pursuant to Section 22.56.2600 of the County Code. The Regional Planning Commission voted (4-0) to recommend approval of the requested zone change, conditional use permit and housing permit at their November 24, 2008 meeting.

A public hearing is required for the requested zone change pursuant to Section 22.16.200 of the County Code and Section 65335 and 65856 of the Government Code. Pursuant to Subsection B of Section 22.60.170 of the County Code, the conditional use permit and housing permit approved by the Regional Planning Commission are deemed to be called for review by your board and shall be considered concurrently with the recommended zone change. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of the Government Code Sections 6061, 65090, 65355 and 65856 relating to the notice of public hearing.

**ENVIRONMENTAL DOCUMENTATION**

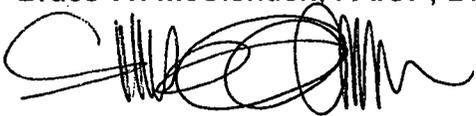
The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Action on the proposed zone change, conditional use permit and housing permit is not anticipated to have a negative impact on current services.

Respectfully submitted,

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

A handwritten signature in black ink, appearing to read 'Sorin Alexanian', written over a horizontal line.

Sorin Alexanian, Acting Deputy Director  
Current Planning Division

Attachments: Commission Findings and Conditions, Commission Staff Report and Attachments, Factual, Zone Change Ordinance, Zone Change Map

c: County Counsel

MC:adg

**THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NUMBER R2005-03443-(5)  
ZONE CHANGE NUMBER 200500019-(5)**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case RZC200500019-(5) on November 24, 2008; and

**WHEREAS**, the Regional Planning Commission finds as follows:

1. The applicant is requesting a change of zone from A-1-5 (Light Agriculture - 5 acre minimum lot size) zone to R-3-DP (Limited Multiple Residence with a Development Program) on a 5 gross/4.62 net acre site. A lot line adjustment is proposed that would provide parking for the adjacent retirement community. After this occurs, the project site would be 3.34 net acres. Additional entitlements requested concurrently include: a conditional use permit to authorize construction, operation and maintenance of an 75 unit, three story senior citizen apartment complex with a Development Program in an R-3 (Limited-Multiple Residence) zone and a housing permit to allow for a density increase of 50% over the otherwise maximum allowable residential density.
2. The proposed project would be a 100% affordable residential community for senior citizens with very low income, earning between 35% to 50% of Area Median Income (AMI). The proposed project would include 74 one-bedroom units and one two-bedroom unit with 48 on-site parking spaces. Additionally, 105 parking spaces are provided on 1.28 acres (APN 3204016066) that will be will be separated from this property via lot line adjustment to provide parking for the adjacent convalescent hospital and retirement community.
3. The Zone Change request was heard concurrently with Conditional Use Permit Number 200500221-(5) and Housing Permit Number 200800002-(5).
4. The subject property is located within the boundaries of the Antelope Valley Area-wide General Plan and is designated as U3D (Urban 3 - 6.7 to 15.0 du/ac). According to the Antelope Valley Area-wide General Plan, the Urban 3D designation allows for a maximum density of 15 dwelling units per acre. Based on the adjusted acreage (3.34 ac) after the proposed lot line adjustment, the proposed project would have a density of 22.4 du/ac. The applicant has requested a density bonus to allow for a 50 percent increase in the allowable density. With approval of the housing permit, the project meets all criteria to allow exceeding the density depicted in the Antelope Valley Area-wide General Plan land use policy map.
5. Land use polices of the Antelope Valley Area-wide General Plan state *"provide for, and encourage the use of incentives including "fast tracking" (priority processing) and density bonuses, among others, for projects which include low/moderate income housing." Also to "continue to seek available*

*federal and state funds to improve the supply of low-cost housing through active intergovernmental and interagency cooperation” and to “promote and support efforts by public and private agencies and citizen groups to provide equal opportunity for low and moderate income persons and minority group members to occupy suitable housing.*

6. The proposed project would provide housing for senior with very low income and is a HUD 202 elderly housing grant development and is supported by the Los Angeles County Community Development Commission and therefore, is consistent with the polices of the Antelope Valley Area-wide General Plan in that is a intergovernmental and interagency project that would provide housing options for very low income seniors.
7. Additionally, the surrounding zoning supports residential development. Surrounding zoning includes RPD-10000-13U (Residential planned development) to the North, single-family homes to the South in City of Palmdale jurisdiction, R-3 (Limited multiple residence) to the east and RPD-10000-13U (Residential planned development) to the west. The proposed zone change to R-3-DP would be consistent with the surrounding uses.
8. A need for the proposed R-3-DP zone within the area under consideration exists to promote use and development of the property that is compatible with the surrounding zoning and uses and to implement the Antelope Valley Areawide General Plan housing goals to accommodate a range of housing options.
9. Placement for the proposed zone at such location is in the interest of public health, safety and general welfare, and in conformity with good zoning practices because the infill development for affordable multi-family housing proposed provides access to transit services, will be a visual enhancement to the community and provides needed housing options for the aging population.
10. The Regional Planning Commission finds that the project and the proposed density is compatible and will maintain and enhance the quality of healthy and stable residential neighborhoods and will not adversely impact existing uses, neighborhoods, nor adversely impact the existing character and density of Quartz Hill Community.
11. The subject property is currently zoned A-1-5 (Light Agriculture - 5 acre minimum lot size); however a zone change to R-3 (Limited Multiple Family Zone) is a more appropriate zoning designation for a project of this size and scope as it allows for apartment houses within the zone. The area surrounding this project is residential and it is therefore appropriate that a development program be attached to the zoning of this project (R-3-DP) as any future plans for development should be evaluated as to the impact on the surrounding community.

12. The project site is located between a mix of residential uses and is a proposed project for senior's and disabled persons. It is reasonable to believe that this project would generate lower traffic volumes and lower noise levels and thus have a smaller impact than a traditional apartment complex of the same size, making this project compatible with the surrounding community and land use designations.
13. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
14. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

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

1. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone;
2. That the Board of Supervisors find the recommended zoning is consistent with the Antelope Valley Areawide General Plan;
3. Change of zone from A-1-5 (Light Agriculture - 5 acre minimum lot size) zone to R-3-DP (Limited Multiple Residence with a Development Program).

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on November 24, 2008.



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

**ZONING CASE NUMBER RZC200500019-(5)**

**ORDINANCE NUMBER \_\_\_\_\_**

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Antelope Valley Areawide General Plan, relating to the Quartz Hill Zoned District Number 98.

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

**SECTION 1.** Section 22.16.230 of the County Code is amended by amending the map of the Quartz Hill Zoned District Number 98 as shown on the map attached hereto.

**SECTION 2.** The Board of Supervisors finds that this ordinance is consistent with the Antelope Valley Areawide General Plan of the County of Los Angeles.

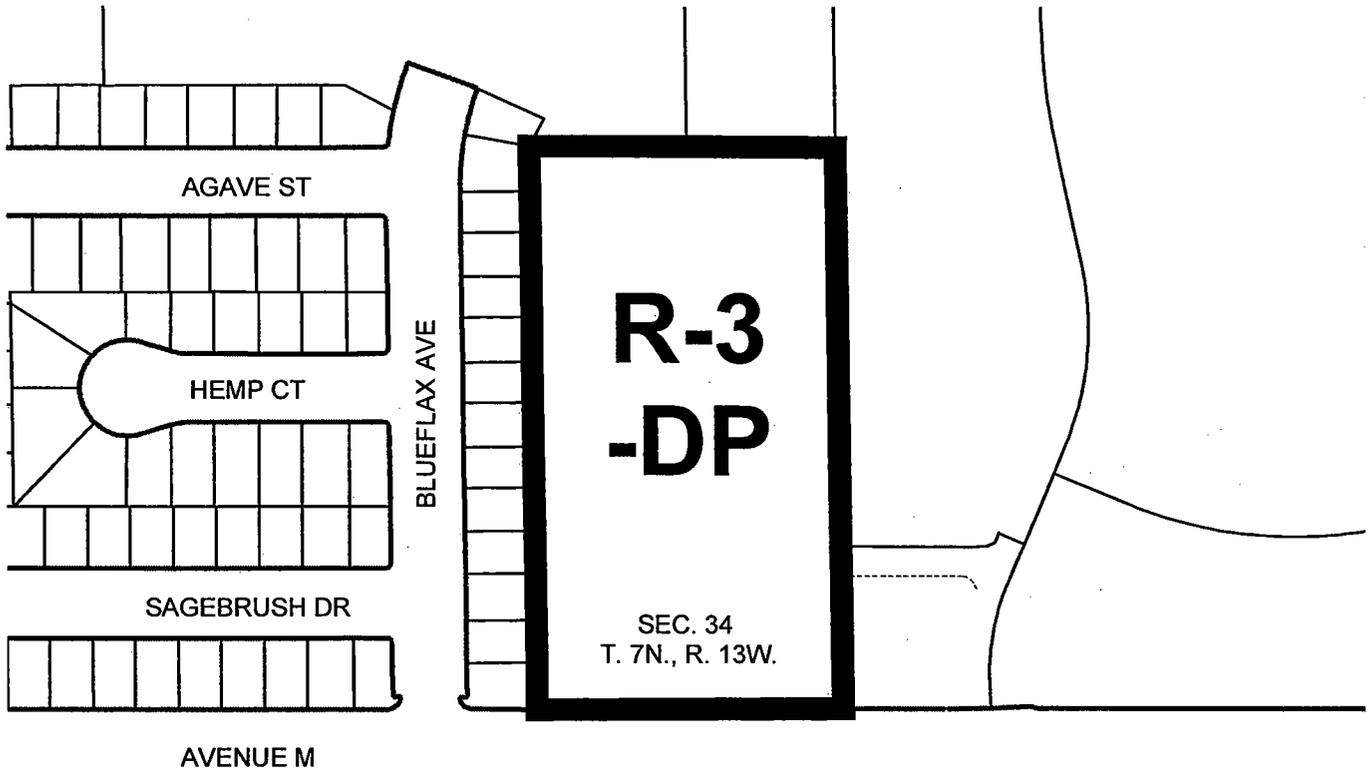
CHANGE OF PRECISE PLAN  
QUARTZ HILL ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: ZC 2005-00019 (5)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE

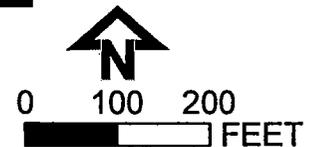


**LEGAL DESCRIPTION:**

THE SOUTH 660 FEET OF THAT PORTION OF THE SOUTH HALF OF THE SW. 1/4 OF SEC. 34, TOWNSHIP 7 N., RANGE 13 W., SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, LAYING WITHIN A STRIP OF LAND 330 FEET WIDE, THE EASTERLY LINE OF SAID 330 FEET STRIP OF LAND BEING THE WEST LINE OF LOT 1 OF TRACT 31846, AS PER MAP RECORDED IN BOOK 1015, PAGES 3 AND 4 OF MAPS, AND THE WESTERLY LINE OF SAID 330 FEET STRIP OF LAND BEING THE EASTERLY LINE OF TRACT 32942, AS PER MAP RECORDED IN BOOK 966, PAGES 16 TO 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**LEGEND:**

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



COUNTY ZONING MAP  
345H209 348H209

DIGITAL DESCRIPTION: \ZCOZD\_QUARTZ\_HILL\

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

----- Original Message -----

From: DOUG BURGIS <doug\_b\_93536@yahoo.com>  
To: Hickling, Norm  
Sent: Wed Nov 19 08:59:54 2008  
Subject: QHTC. Letter of support to LA County Planning

QUARTZ HILL TOWN COUNCIL  
42263 50Th Street West,suite 726  
Quartz Hill, Ca. 93536

November 19,2008

Los Angeles County Planning Commission  
320 West Temple Street  
Los Angeles, Ca. 90012

To The Planning Commission:

Subject: Project Number 97054-(5)  
Parking Permit Number 200500020  
Project Number R2005-03443-(5)  
Zone Change Number 200500019  
Conditional Use Permit Number 200500221  
Housing Permit Number 200800002

The Quartz Hill Town Council at a public meeting on November 18,2008 received a full presentation on the the the project at 6709 West Ave. M, Quartz Hill, known as Mayflower Gardens, a long established senior housing center. The parent Company Retirement Housing Foundation also conducted a question and answer period. The public in attendance were in full support of said project. A committee from the Town Council also attended a 1000 foot radius neighborhood meeting on November 13,2008 at Mayflower Gardens and noted that there was not any notable opposition to the project.

Four members of the Quartz Hill Town Council were in full support, with one abstention.

If we can be of any further assistance please do not hesitate to contact us.  
661-943-9726                      qhtcouncil@gmail.com

Sincerely,

Doug Burgis, President

cc Norn Hickling  
Florence webb  
Howard Dawson

Additional  
Inf  
#10

Add, hand info  
#10

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Patricia Heston  
NAME

6280 105<sup>th</sup> St West  
ADDRESS

Rosemond Ca 93560

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

NAME

Debra A. Smith

ADDRESS

42007 Purple bark F

Quartz Hill, Ca 93536

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Frances J. Roffman  
NAME

6606 W. Ave L-15 #A  
ADDRESS

Lancaster, CA. 93536

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Lois Ouellette  
NAME

42022 Purplebush 26-H-  
ADDRESS

Lancaster, Ca 93536

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

  
\_\_\_\_\_  
NAME

72 D  
\_\_\_\_\_  
ADDRESS

\_\_\_\_\_

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Nancy Lee Johnson  
NAME

42131 Purplebush Ave 79-A  
ADDRESS

Lancaster, CA 93536-1226

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

LeRoy D. Starbuck

NAME

42259 RINGSTEM AV. #E-4

ADDRESS

Lancaster, CALIF. 93536

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Donald Rayner  
NAME

42132 Purple Orchid Ave #37  
ADDRESS

Lancaster, Ca. 93536

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Duane Satterthwaite (wife)  
NAME

42102 Ringstem #6213  
ADDRESS

Lancaster Calif.

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Welma Satterthwaite  
NAME

42102 Ringdale 3 B.  
ADDRESS

Lancaster Calif

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Virgin Drake

NAME

42205 Rimston Ave

ADDRESS

Quartz Hill Ca 93536

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

*C. S. Bostwick*

NAME

*42012 Purplebush Ave*

ADDRESS

*Lancaster, Ca*

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Thomas Harris  
NAME

332 West Lancaster Blvd  
ADDRESS

Lancaster, CA 93534

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

John D. Puncic  
NAME

42122-32B Purplebush Ave  
ADDRESS

Lancaster, CA 93536

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Bonnie L. Davis  
NAME

42107 Purplebead Ave Apt D  
ADDRESS

Lancaster, Ca. 93536

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

4 Bette Baker

NAME

42243 Ringstone Ave #J-4

ADDRESS

Lancaster, CA 93536

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

  
NAME

37909 Maureen St.  
ADDRESS

Palmdale, CA 93550

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Gail Owenby

NAME

2545 E. Ave. J #120

ADDRESS

Lancaster, CA. 93535

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

*Stella Reyes*  
NAME

4852 W. Ave L-10 Apt 12  
ADDRESS

QH Ca. 93536

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Eva Katane

NAME

5377 Elder Ave

ADDRESS

Rosarionel CA 93560

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Gail Sharp

NAME

42132 Purplebush #34-E

ADDRESS

Lancaster, Ca. 93536

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Nita Buder

NAME

6579 W ave L-12 apt F

ADDRESS

Lancaster Calif 93536

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Robert Warren  
NAME

6570 West Ave L-12  
ADDRESS

Lancaster, CA 93536

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Ginny Brewer  
NAME

41833 55th St. W.  
ADDRESS

Q. Hd. Ca 93536

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Paula Blake

NAME

6619- 215- Bdl. 53-E-W.

ADDRESS

Lancaster, Ca. 93536.

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Ruth McKim

NAME

6618 W ave 415 Apt D

ADDRESS

Lancaster, Ca 93536

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Connie J. McPherson  
NAME

42034 67th W 51-B  
ADDRESS

Lancaster, Ca 93536

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Billy J Morgan  
NAME

412126 67<sup>H</sup> 45c  
ADDRESS

Lancaster Ca 93536

November 2008

To Regional Planning Commission:

Project No. R2005-03443(5)

I am writing you to support the proposed Harshfield Terrace project at 6709 W. Avenue M in Quartz Hill.

We need senior affordable housing in our community and Retirement Housing Foundation has made a long term commitment to providing quality, affordable housing in the Lancaster area - dating back to 1965 when they acquired the deserted Mayflower Gardens project and turned it into a senior community that we all can be proud of.

I have looked at the site plans and renderings of this affordable community and I fully support this project.

We need more communities that will address the needs of a growing senior population and Retirement Housing Foundation has been providing that for more than 47 years in California and throughout the country.

Please approve this project.

Gita A. Patel  
NAME

3325 DALE CT  
ADDRESS

ROSAMOND CA. 93560

# Regional Planning Commission Transmittal Checklist

Hearing Date  
11/24/2008

Agenda Item Number  
10

**Project Number:** R2005-03443-(5)  
**Case(s):** RZC200500019  
 RCUP200500221  
 RHSG200800002  
**Contact Person:** Anita Gutierrez

| Included                            | NA/None                  | Document                                   |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Factual                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Property Location Map                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Staff Report                               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Draft Findings                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Draft Conditions                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | DPW Letter                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | FD Letter                                  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Other Department's Letter(s)               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Burden Of Proof Statement(s)               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Environmental Documentation (IS, MMP, EIR) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Opponent And Proponent Letters             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Photographs                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Resolution (ZC Or PA)                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance with 8.5 X 11 Map (ZC Or PA)     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Land Use Radius Map                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Site Plan And Elevations                   |
| <input type="checkbox"/>            | <input type="checkbox"/> |  |

Reviewed By: Mark Cund



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6443

**PROJECT NUMBER R2005-03443-(5)**  
**ZONE CHANGE NUMBER 200500019**  
**CONDITIONAL USE PERMIT NUMBER 200500221**  
**HOUSING PERMIT NUMBER 200800002**

**PUBLIC HEARING DATE**  
11/24/2008

**AGENDA ITEM**

**RPC CONSENT DATE**

**CONTINUE TO**

**APPLICANT**

Mayflower Gardens Health Foundation

**OWNER**

Mayflower Retirement Housing Foundation

**REPRESENTATIVE**

Ronald Cargill

**ENTITLEMENT REQUEST**

- **Zone Change:** To change the Zoning from A-1-5 (Light Agriculture - 5 acre minimum lot size) zone to R-3-DP (Limited Multiple Residence with a Development Program);
- **Conditional Use Permit:** To authorize the construction, maintenance and operation of 75-unit Senior Citizen development in the R-3-DP (Limited Multiple Residence with a Development Program) zone;
- **Housing Permit:** To allow for a 50% density bonus.

**PROJECT DESCRIPTION**

The proposed project would consist of 75 units contained in a three story building for senior citizen residents with 48 on-site parking spaces provided

**LOCATION/ADDRESS**

6709 Avenue M, Quartz Hill

**SITE DESCRIPTION**

The site is currently vacant and partially being used as a parking lot

**ACCESS**

from Avenue M

**ZONED DISTRICT**

Quartz Hill

**ASSESSORS PARCEL NUMBER**

3204-016-066

**COMMUNITY**

Antelope Valley

**SIZE**

3.34 Acres

**COMMUNITY STANDARDS DISTRICT**

N/A

**EXISTING LAND USE**

**EXISTING ZONING**

|              | <b>EXISTING LAND USE</b>                   | <b>EXISTING ZONING</b>                              |
|--------------|--|---|
| Project Site | Parking lot                                | A-1-5 (Light Agriculture - 5 acre minimum lot size) |
| North        | Vacant                                     | RPD-10000-13U (Residential planned development)     |
| East         | Retirement community/Convalescent Hospital | R-3 (Limited multiple residence)                    |
| South        | Single-Family homes                        | City of Palmdale                                    |
| West         | Single-Family homes                        | RPD-10000-13U (Residential planned development)     |

**COMMUNITY PLAN**

Antelope Valley

**LAND USE DESIGNATION**

U3D - Urban 3

**MAXIMUM DENSITY**

6.7 to 15.0 du/ac

**ENVIRONMENTAL DETERMINATION**

Negative Declaration

**RPC LAST MEETING ACTION SUMMARY**

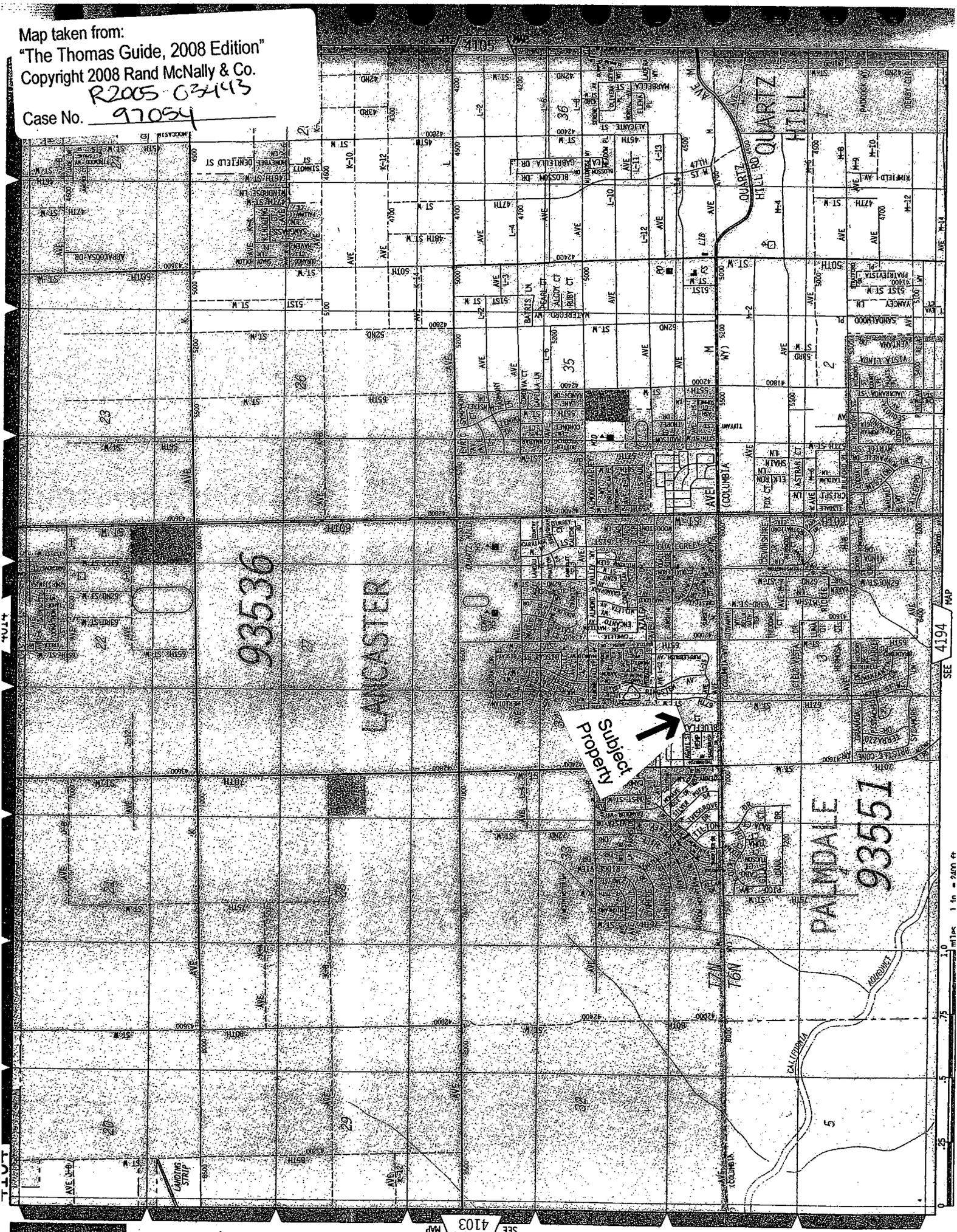
| LAST RPC MEETING DATE | RPC ACTION        | NEEDED FOR NEXT MEETING   |
|-----------------------|-------------------|---------------------------|
| MEMBERS VOTING AYE    | MEMBERS VOTING NO | MEMBERS ABSTAINING/ABSENT |

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

|  |                          |                        |
|--|--------------------------|------------------------|
| STAFF CONTACT PERSON: Anita Gutierrez    |                          |                        |
| RPC HEARING DATE(S)                      | RPC ACTION DATE          | RPC RECOMMENDATION     |
| MEMBERS VOTING AYE                       | MEMBERS VOTING NO        | MEMBERS ABSTAINING     |
| STAFF RECOMMENDATION (PRIOR TO HEARING): |                          |                        |
| SPEAKERS*<br>(O) 0 (F) 0                 | PETITIONS<br>(O) 0 (F) 0 | LETTERS<br>(O) 0 (F) 0 |

\*(O) = Opponents (F) = In Favor

Map taken from:  
"The Thomas Guide, 2008 Edition"  
Copyright 2008 Rand McNally & Co.  
R2005 03443  
Case No. 97054



93536

LANCASTER

Subject Property

PALMDALE  
93551

SEE 4194 MAP

SEE 4103 MAP

1 in = 2400 ft  
0 .25 .5 .75 1.0 miles

**STAFF ANALYSIS**  
**PROJECT NUMBER R2005-03443-(5)**  
**ZONE CHANGE NUMBER 200500019-(5)**  
**CONDITIONAL USE PERMIT NUMBER 200500221-(5)**  
**HOUSING PERMIT NUMBER 200800002-(5)**

**ENTITLEMENT REQUEST**

The applicant is requesting the following entitlements:

- Zone Change: To change the Zoning from A-1-5 (Light Agriculture - 5 acre minimum lot size) zone to R-3-DP (Limited Multiple Residence with a Development Program);
- Conditional Use Permit: To authorize the construction, maintenance and operation of 75-unit Senior Citizen development in the R-3-DP (Limited Multiple Residence with a Development Program) zone;
- Housing Permit: To allow for a 50% density bonus.

**PROJECT DESCRIPTION**

The applicant, Mayflower Gardens Health Foundation proposes to construct a 75 unit, three story senior apartment complex on a 5 gross/4.62 net acre site. A lot line adjustment is proposed that would provide parking for the adjacent retirement community. After this occurs, the project site would be 3.34 net acres. The proposed project would include 74 one-bedroom units and one two-bedroom unit with 48 on-site parking spaces. Additionally, 105 parking spaces are provided on 1.28 acres (APN 3204016066) that will be separated from this property via lot line adjustment to provide parking for the adjacent convalescent hospital and retirement community.

**LOCATION**

6709 Avenue M, Quartz Hill

**SITE PLAN DESCRIPTION**

The site plan depicts a 75-unit, three story structure with a maximum height of 35 feet with two elevators and a turnaround drop off and pick-up area.

**ENVIRONMENTAL DETERMINATION**

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concluded that there is no evidence that the project may have a significant effect on the environment.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

**PROJECT NUMBER R2005-03443-(5)  
ZONE CHANGE NUMBER 200500019  
CONDITIONAL USE PERMIT NUMBER 200500221  
HOUSING PERMIT NUMBER 200800002**

**STAFF ANALYSIS  
PAGE 2 OF 6**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

#### **PREVIOUS CASES/ZONING HISTORY**

CUP 00-176      A Conditional Use Permit to authorize the construction, operation and maintenance of an adult residential facility as an extension of the existing convalescent hospital and senior citizen retirement community with less than required parking. Grant was approved 02/07/2001 and expired 02/07/2003 due to the use not being established.

#### **STAFF EVALUATION**

##### **Community Plan Consistency**

The subject property is located within the boundaries of the Antelope Valley Area-wide General Plan and is designated as U3D (Urban 3 - 6.7 to 15.0 du/ac)

According to the Antelope Valley Area-wide General Plan, the Urban 3D designation allows for a maximum density of 15 dwelling units per acre. Based on the adjusted acreage (3.34 ac) after the proposed lot line adjustment, the proposed project would have a density of 22.4 du/ac. The applicant has requested a density bonus to allow for a 50 percent increase in the allowable density. With approval of the housing permit, the project meets all criteria to allow exceeding the density depicted in the Antelope Valley Area-wide General Plan land use policy map.

Land use policies of the Antelope Valley Area-wide General Plan state *"provide for, and encourage the use of incentives including "fast tracking" (priority processing) and density bonuses, among others, for projects which include low/moderate income housing." Also to "continue to seek available federal and state funds to improve the supply of low-cost housing through active intergovernmental and interagency cooperation" and to "promote and support efforts by public and private agencies and citizen groups to provide equal opportunity for low and moderate income persons and minority group members to occupy suitable housing.*

The proposed project would provide housing for senior with very low income and is a HUD 202 elderly housing grant development and is supported by the Los Angeles County Community Development Commission and therefore is consistent with the policies of the Antelope Valley Area-wide General Plan in that it is an intergovernmental and interagency project that would provide housing options for very low income seniors.

Additionally, the surrounding zoning supports residential development. Surrounding zoning includes RPD-10000-13U (Residential planned development) to the North, single-family homes to the South in City of Palmdale jurisdiction, R-3 (Limited multiple

residence) to the east and RPD-10000-13U (Residential planned development) to the west. The proposed zone change to R-3-DP would be consistent with the surrounding uses

### **Zoning Ordinance and Development Standards Compliance**

The subject property is currently zoned A-1-5 (Light Agriculture - 5 acre minimum lot size), however a zone change to R-3 (Limited Multiple Family Zone) with Development Program is a more appropriate zoning designation for a project of this size and scope as it allows for apartment houses within the zone. Because the area surrounding this project is primarily residential, it is appropriate that a development program be attached to the zoning of this project (R-3-DP) as any future plans for development should be evaluated as to the impact on the surrounding community.

Using R-3 standard the following development standards apply:

- **Height limits** - *No building or structure in Zone R-3 shall exceed 35 feet in height above grade, except for chimneys and rooftop antennas.*

The maximum height for the proposed project is 35 feet and therefore complies with the zoning development standard, however there is a two story height limit in the U3D land use designation and the proposed project is three stories in height. The applicant has requested a modification of this requirement as an on-menu incentive under the Housing Permit.

- **Density** - *Shall not exceed 30 units per acre in an R-3 zone*

The proposed project would have a density of 22.4du/ac which includes the proposed units allowed under the density bonus.

- **Yard requirements** - Premises in Zone R-3 shall be subject to the following yard requirements: Front Yards. Each lot or parcel of land shall have a front yard of not less than 15 feet in depth. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than: Seven and one-half feet on a reversed corner lot; or Five feet on other corner lots. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

The project complies with all required yard setbacks.

- **Parking for Senior citizen and handicapped persons housing developments** - *Multiple-family housing developments that are restricted to senior citizens and handicapped persons shall provide one-half parking space*

*for each dwelling unit, subject to the following restrictions: The parking may be covered or uncovered; if uncovered, the screening requirements of subsection L of Section 22.56.1110 must be followed. A deed restriction, covenant or similar document shall be recorded to assure that the occupancy of the units are restricted to senior citizens or handicapped persons. A plot plan shall be submitted to and approved by the director in accordance with Part 12 of Chapter 22.56. Guest parking shall be provided in the ratio of one parking space for each eight units. These spaces shall be marked as guest parking.*

The project proposes a total of 48 parking spaces, 48 are required at a parking ratio of one-half parking spaces for each dwelling unit and guest parking requires one parking space for each 8 units. The parking requirement has been met. Parking will be gated, with remote access for residents. Parking would be located in the rear of the property, not visible from the street

#### **DENSITY BONUSES AND AFFORDABLE HOUSING INCENTIVES**

Through an Administrative Housing Permit, the applicant has requested a 50% density bonus for the Villas on Crawford. The zoning code allows for a density bonus on projects providing affordable or senior housing in an effort *"to increase the production of affordable housing and senior citizen housing that is intended to compliment the communities in which they are located."*

- **Density bonus** - Qualified projects that meet the eligibility requirements set forth in this Section shall be granted density bonuses in the amounts designated by the zoning code. Requirements for Senior citizen housing set-asides are as follows: *The qualified project shall meet the requirements described in section 51.3 of the California Civil Code. Duration of age-restriction. The owner of a qualified project meeting the requirements of this subsection shall record a document with the county recorder, as described in Section 22.56.2630, to ensure the age restrictions of the housing set-asides for at least 30 years and in accordance with section 51.3, 798.76, or 799.5 of the California Civil Code*

The proposed project would provide a 100% set aside for very low income senior citizens and would consist of 3.34 acres after the lot line adjustment. The maximum allowable number of units with the U3D (Urban 3 - 6.7 to 15.0 du/ac) designation is 50 units, with the 50% density bonus 25 additional units would be allowed, providing for an overall 75 units.

- **Density Bonus Incentives.** - A qualified project that provides an affordable housing set-aside shall be granted incentives in the amounts "on-menu" incentive of the zoning code.

**PROJECT NUMBER R2005-03443-(5)  
ZONE CHANGE NUMBER 200500019  
CONDITIONAL USE PERMIT NUMBER 200500221  
HOUSING PERMIT NUMBER 200800002**

**STAFF ANALYSIS  
PAGE 5 OF 6**

The project is eligible for 3 incentives and the applicant is requesting two "on-menu" incentives 1) to allow for increased density of 50% and 2) to allow for an additional story on the building.

### **Neighborhood Impact/Land Use Compatibility**

The project site is surrounded primarily by residential uses with vacant land to the north. There is an existing 48 bed convalescent hospital and 570 unit Retirement Community (Mayflower Gardens and Mayflower Gardens II) immediately adjacent to the east. It is proposed that the convalescent hospital and retirement community use 1.28 acres of land from the subject property for parking for those facilities. Combining of lots is encouraged in the Antelope Valley Areawide General Plan.

The applicant's proposal would be compatible with the surrounding uses and is lower intensity use than the previously approved 90 bed assisted living complex.

Additionally, because the project is to be for senior's it is reasonable to believe that this project would continue to generate lower traffic volumes and lower noise levels and thus have less of an impact than a traditional apartment complex of the same size, making this project compatible with the surrounding community and land use designations.

### **Burden of Proof**

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

### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

**Department of Public Works** – The Department worked with the applicant to fully analyze sewer, water and drainage issues prior to hearing. Subsequently, a sewer area study was submitted on reviewed an approved by DPW on March 13, 2007 and a drainage concept/hydrology study/Standard Urban Stormwater Mitigation Plan was conceptually approved on June 30, 2008. Additionally, right of way improvement and street lighting conditions were added. These Conditions are attached.

**Fire Department** - had general comments regarding fire flow testing and hydrants. Conditions attached.

### **PUBLIC COMMENTS**

No comments have been received.

### **FEES/DEPOSITS**

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

**PROJECT NUMBER R2005-03443-(5)  
ZONE CHANGE NUMBER 200500019  
CONDITIONAL USE PERMIT NUMBER 200500221  
HOUSING PERMIT NUMBER 200800002**

**STAFF ANALYSIS  
PAGE 6 OF 6**

**STAFF RECOMMENDATION**

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

Staff recommends of project number R2005-03443 zone change 200500019 conditional use permit 200500221 housing permit 200800002 subject to the attached conditions.

**SUGGESTED APPROVAL MOTIONS**

I move that the public hearing be closed and that the Regional Planning Commission adopt the Negative Declaration associated with Project Number R2005-03443 with the recommend conditions.

I move that the Regional Planning Commission close the public hearing and recommend to the Board of Supervisors that Project Number R2005-03443 with associated Conditional Use Permit Number 200500221, Zone Change Number 200500019 and Housing Permit Number 200800002 with findings & conditions be approved.

Prepared by Anita Gutierrez  
Reviewed by Child, Mark, Supervising Regional Planner, Zoning Permits Section I

Attachments:  
Draft Conditions of Approval  
Applicant's Burden of Proof statement  
Environmental Document  
Site Photographs  
Site Plan  
Land Use Map

PROJECT NUMBER R2005-03443-(5)  
ZONE CHANGE NUMBER 200500019-(5)  
CONDITIONAL USE PERMIT NUMBER 200500221-(5)  
HOUSING PERMIT NUMBER 200800002-(5)

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES**

**REGIONAL PLANNING COMMISSION HEARING DATE: November 24, 2008**

**SYNOPSIS:**

The applicant, Mayflower Gardens Health Foundation proposes to construct a 75 unit, three story senior apartment complex on a 5 gross/4.62 net acre site. A lot line adjustment is proposed that would provide parking for the adjacent retirement community. After this occurs, the project site would be 3.34 net acres. The proposed project would include 74 one-bedroom units and one two-bedroom unit with 48 on-site parking spaces. Additionally, 105 parking spaces are provided on 1.28 acres (APN 3204016066) that will be separated from this property via lot line adjustment to provide parking for the adjacent convalescent hospital and retirement community.

**PROCEEDINGS BEFORE THE COMMISSION:**

A duly noticed public hearing was held on hearing date before the Regional Planning Commission. Commissioners Bellamy, Helsley, Rew and Modugno were present. Commissioner Valadez was absent. The applicant's representatives, Ron Cargill and Florence Webb presented testimony in favor of the request and answered questions presented by the Commission.

Commissioner Modugno asked questions about the proposed landscaping on the rear parking lot area and requested that additional landscape be added.

There being no further testimony, the Regional Planning Commission closed the public hearing and approved the permit with changes to the findings and conditions as agreed to by the applicant.

Findings

1. The applicant is requesting the following: **Zone Change:** To change the Zoning from A-1-5 (Light Agriculture - 5 acre minimum lot size) zone to R-3-DP (Limited Multiple Residence with a Development Program); a **Conditional Use Permit:** To authorize the construction, maintenance and operation of 75-unit Senior Citizen development in the R-3-DP (Limited Multiple Residence with a Development Program) zone; and a **Housing Permit:** To allow for a 50% density bonus.
2. The subject property is located at 6709 Avenue M, Quartz Hill (APN 3204016066) Located in the A-1-5 (Light Agriculture - 5 acre minimum lot size) zone within the Quartz Hill Zoned District, 6709 Avenue M, Quartz Hill

3. The subject property is 5 gross/4.62 net acre site. A lot line adjustment is proposed that would provide parking for the adjacent retirement community. After this occurs, the project site would be 3.34 net acres.
4. The subject property is currently zoned A-1-5 (Light Agriculture - 5 acre minimum lot size), however a zone change to R-3 (Limited Multiple Family Zone) is a more appropriate zoning designation for a project of this size and scope as it allows for apartment houses within the zone. Because the area surrounding this project is residential, it is appropriate that a development program be attached to the zoning of this project (R-3-DP) as any future plans for development should be evaluated as to the impact on the surrounding community.
5. The surrounding properties are zoned as follows:
  - North: RPD-10000-13U (Residential planned development)
  - South: City of Palmdale
  - East: R-3 (Limited multiple residence)
  - West: RPD-10000-13U (Residential planned development)
6. Surrounding land uses within 500' include:
  - North: vacant
  - South: Single-Family homes
  - East: Retirement community/Convalescent Hospital
  - West: Single-Family homes
7. The subject property is located within the boundaries of the Antelope Valley Area-wide General Plan and is designated as U3D (Urban 3 - 6.7 to 15.0 du/ac)
8. According to the Antelope Valley Area-wide General Plan, the Urban 3D designation allows for a maximum density of 15 dwelling units per acre. Based on the adjusted acreage (3.34 ac) after the proposed lot line adjustment, the proposed project would have a density of 22.4 du/ac. The applicant has requested a density bonus to allow for a 50 percent increase in the allowable density. With approval of the housing permit, the project meets all criteria to allow exceeding the density depicted in the Antelope Valley Area-wide General Plan land use policy map.
9. Land use policies of the Antelope Valley Area-wide General Plan state *"provide for, and encourage the use of incentives including "fast tracking" (priority processing) and density bonuses, among others, for projects which include low/moderate income housing."* Also to *"continue to seek available federal and state funds to improve the supply of low-cost housing through active intergovernmental and interagency cooperation"* and to *"promote and support efforts by public and private agencies and citizen groups to provide equal opportunity for low and moderate*

*income persons and minority group members to occupy suitable housing.* The proposed project would provide housing for senior with very low income and is a HUD 202 elderly housing grant development and is supported by the Los Angeles County Community Development Commission and therefore is consistent with the policies of the Antelope Valley Area-wide General Plan in that it is an intergovernmental and interagency project that would provide housing options for very low income seniors.

10. The Regional Planning Commission finds that the project and the proposed density is compatible and will maintain and enhance the quality of healthy and stable residential neighborhoods and will not adversely impact existing uses, neighborhoods, nor adversely impact the existing character and density of Quartz Hill Community.

The site plan, labeled Exhibit "A", depicts the residential use on the subject property. The project consists of a 75 unit, three story senior apartment complex on a The proposed project would include 74 one-bedroom units and one two-bedroom unit with 48 on-site parking spaces. Additionally, 105 parking spaces are provided on 1.28 acres (APN 3204016066) that will be separated from this property via lot line adjustment to provide parking for the adjacent convalescent hospital and retirement community. As modified by this permit, the proposed use complies with applicable development standards as provided in Section 22.20.300 of the Los Angeles County Code.

11. Pursuant to Section 22.20.300 of the Los Angeles County Code, the height requirement for the R-3 (Limited Multiple Residence) zone is as follows:
  - a. No building or structure in Zone R-3 shall exceed 35 feet in height above grade, except for chimneys and rooftop antennas.

The maximum height for the proposed project is 35 feet and therefore complies with the zoning development standard, however there is a two story height limit in the U3D land use designation and the proposed project is three stories in height. The applicant has requested a modification of this requirement as an on-menu incentive under the Housing Permit.

12. Pursuant to Section 22.20.300, development within the R-3 zone shall be subject to the following standards:
  - a. Height - No building or structure in Zone R-3-( )U shall exceed 35 feet in height above grade, except for chimneys and rooftop antennas.
  - b. Density - Property in Zone R-3-( )U, developed for any residential use, shall not exceed the number preceding the letter "U" specified in the suffix

to the zoning symbol. Such required area per dwelling unit shall not exceed 30 units per net acre.

- c. Yard requirements - Premises in Zone R-3-( )U shall be subject to the yard requirements provided herein:
1. Front Yards. Each lot or parcel of land shall have a front yard of not less than 15 feet in depth.
  2. Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:
    3. Seven and one-half feet on a reversed corner lot; or
    - b. Five feet on other corner lots.
  4. Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet.
  5. Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.
  6. Yards required by this zone are also subject to the general provisions and exceptions contained in Chapter 22.48, which shall apply as specified. (Ord. 1494 Ch. 2 Art. 1 § 217, 1927.)

The project complies with these requirements

13. Part 10 of Chapter 22.52 outlines specific requirements for signage in the R-3 zone. Wall signage has been proposed for the main entrance of the facility. Any proposed signage shall be in accordance with Part 10 of Chapter 22.52.
14. The proposed project will comply with all requirements of the federal fair housing statutes and regulations regarding senior citizen housing (42 U.S.C. § 3601, et seq.). In that connection, the proposed project will qualify for, and satisfy the requirements of, "housing for older persons," as defined in 42 U.S.C. §3607 and the regulations promulgated thereunder.
15. The proposed project will also comply with all California fair housing statutes and regulations regarding senior citizen housing (Cal. Gov. Code § 12955, et seq.; Cal. Civ. Code § 51, et seq.). In that connection, the proposed project will qualify for, and satisfy the requirements of, "housing for older persons," as defined in Cal. Gov. Code § 12955.9 and the regulations promulgated thereunder.
16. An Initial Study and Negative Declaration were prepared for this project and circulated for public review in compliance with the California Environmental Quality Act ("CEQA" California Public Resources Code Section 21000 et seq.), the State CEQA Guidelines, and the environmental guidelines and reporting procedures of the County of Los Angeles.

17. A total of 232 public hearing notices were mailed out to property owners within 500 feet of the subject property on October 20, 2008 regarding the subject request. Case-related material, including the hearing notice, factual and burden of proof were sent on October 22, 2008 to the Quartz Hill Library County Library at 42018 N. 50th St. West, Quartz Hill CA 93536. According to the applicant, the hearing notice has been posted on the property for 30 days prior to the public hearing.
18. No correspondence was received regarding the project.
19. The Regional Planning Commission finds that the proposed use is consistent with the County wide General Plan and the proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area.
20. The Regional Planning Commission finds that the proposed project will not disrupt or adversely impact local traffic conditions and the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
21. The Regional Planning Commission finds that the proposed project is compatible with surrounding uses in terms of scale, intensity, and design. The requested use at the proposed location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
22. As conditioned, the Regional Planning Commission finds that the proposed project, consisting of one three story building for senior housing, will be compatible with the surrounding area and will not pose adverse impacts, nor overburden existing public services and facilities.
23. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the

Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

**IN REFERENCE TO CONDITIONAL USE PERMIT NUMBER 200500221-(5), BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

- A. The proposed use is consistent with the adopted general plan for the area;
- B. With the attached conditions and restrictions, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the Los Angeles County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private facilities as are required;
- E. The requested use at the proposed location will not adversely affect the economic welfare of the surrounding community; and The development has provided adequate vehicular access, parking and loading so as to prevent undue traffic congestion;
- F. The proposed use complies with all state and federal housing laws regarding senior citizen and developmentally disabled housing;

**ADDITIONALLY, IN REFERENCE TO ZONE CHANGE PERMIT NUMBER 200500019-(5), BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

- A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
- B. That a need for the proposed zone classification exists within such area or district; and
- C. That the particular property under consideration is a proper location for said zone classification within such area or district: and

**PROJECT NUMBER R2005-03443-(5)  
ZONE CHANGE NUMBER 200500019-(5)  
CONDITIONAL USE PERMIT NUMBER 200500221-(5)  
HOUSING PERMIT NUMBER 200800002-(5)**

**Page 7 of 7  
FINDINGS**

D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a conditional use permit and a zone change as set forth in Section 22.56.090 and 22.16.110 of the Los Angeles County Code (Zoning Ordinance).

**REGIONAL PLANNING COMMISSION ACTION:**

In view of the findings of fact presented above, the public hearing is closed and that the Regional Planning Commission adopts the Negative Declaration associated with Project Number R2005-03443 with the recommend conditions and recommend to the Board of Supervisors that Project Number R2005-03443 with associated Conditional Use Permit Number 200500221, Zone Change Number 200500019 and Housing Permit Number 200800002 with findings & conditions be approved.

c: Each Commissioner, Zoning Enforcement, Building and Safety

**VOTE: 4-0**

Concurring: Bellamy, Helsley, Rew, Modugno

Dissenting:

Abstaining:

Absent: Valadez

Action Date: November 24, 2008

MC:AG  
11/13/08

**PROJECT NUMBER R2005-03443-(5)**  
**CONDITIONAL USE PERMIT NUMBER 200500221**  
**ZONE CHANGE NUMBER 200500019**  
**HOUSING PERMIT NUMBER 200800002**

**Page 1 of 6**  
**CONDITIONS**

1. This grant authorizes the construction, operation, and maintenance of a residential and mixed use development, to consist of 75 senior units on a 5 gross/4.62 net acre site. A lot line adjustment is proposed that would provide parking for the adjacent retirement community. After this occurs, the project site would be 3.34 net acres, as depicted on the approved Exhibit "A", subject to the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8 and until all required monies have been paid pursuant to Conditions No. 10, and 11.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

**PROJECT NUMBER R2005-03443-(5)  
CONDITIONAL USE PERMIT NUMBER 200500221  
ZONE CHANGE NUMBER 200500019  
HOUSING PERMIT NUMBER 200800002**

**Page 2 of 6  
CONDITIONS**

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

6. This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing with the applicable fee, at least six months before the expiration date.
7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder and a recorded copy be provided to the Director of Planning. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
9. **This grant shall terminate on November 24, 2048.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination date of this grant, whether or not any modification of the use is requested at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$3,000.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the site plan on file. The fund provides for **twenty (20) biennial inspections.** Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The

amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

11. The permittee shall comply with the attached "Project Mitigation Measures Due to Environmental Evaluation" and the corresponding Mitigation Monitoring Program. The applicant shall deposit the sum of **\$3,000** with the Department of Regional Planning to defray the cost of reviewing and verifying the information contained in the required mitigation monitoring reports. This deposit is due and payable within 30 days of the approval date of this grant.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said bureau.
15. The subject property shall be developed and maintained in compliance with the requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
16. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.
17. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event such extraneous marking occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence,

- weather permitting. Paint utilized in covering such marking shall be of a color that matched, as closely as possible, the color of the adjacent surfaces.
18. The permittee shall file and record a covenant and agreement to hold the parcels as one. Submit a copy of the document to be recorded for review and approval. Upon recordation, an official copy of the recorded covenant and agreement shall be provided to the Director.
  19. Within ninety (90) days of the approval date of this grant, the permittee shall submit to the director for review and approval, five (5) copies of site plans, similar to Exhibit "A" as presented at the public hearing. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit four (4) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
  20. Within ninety (90) days of the approval date adherence to development in accordance with the site plan on file of this grant, the permittee shall submit to the Director for review and approval five (5) copies of a landscape plan, which may be incorporated into the revised Exhibit "A" described above. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper pruning, weeding, litter removal, fertilizing and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.
  21. Within ninety (90) days of the approval date of this grant, the permittee shall submit to the director for review and approval, three (3) copies of a lighting plan. All exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off after 9 p.m., with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading throughout the complex.
  22. Within ninety (90) days of the approval date of the grant, the permittee shall submit for review and approval by the Community Development Commission and County Counsel a deed restriction, covenant or similar document running with the land for the benefit of the County of Los Angeles, suitable for recordation in the office of the County Recorder, **providing that the residential occupancy of the development be limited to a senior citizen and developmentally disabled housing development for the lifetime of the facility.** The covenant shall also set forth all of the

requirements under state and federal fair housing laws to qualify it for treatment as a "housing for older persons," as defined in those state and federal laws. Said document shall contain remedies for violations of the covenant including but not limited to monetary penalties. The approved document shall be recorded prior to the issuance of a building permit.

23. A minimum of 48 parking spaces shall be provided on-site. At least one (1) of these spaces shall be reserved for persons with disabilities and at least one (1) shall be van-accessible. All compact spaces shall be labeled accordingly. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use.
24. In the event the units are no longer restricted to occupancy by senior citizens the permittee shall develop the on-site parking spaces needed to bring the use and/or occupancy of the property in to conformance with Chapters 22.52 and 22.56 of the County Code.
25. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the property.
26. No existing building or structure which under the program is to be demolished shall be used.
27. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.
28. All improvements shall be completed prior to the occupancy of any structures.
29. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works memorandum dated September 23 , 2008, except as otherwise required by said Department.
30. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department memorandum dated February 23, 2006 except as otherwise required by said Department.
31. Pursuant to Chapter 22.72 of the County Code, the permittee shall pay a fee to the County of Los Angeles Public Library prior to the issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of

**PROJECT NUMBER R2005-03443-(5)  
CONDITIONAL USE PERMIT NUMBER 200500221  
ZONE CHANGE NUMBER 200500019  
HOUSING PERMIT NUMBER 200800002**

**Page 6 of 6  
CONDITIONS**

payment to the Department of Regional Planning. The permittee may contact the County Librarian at (562) 940-8430 regarding payment of fees.

32. The applicant shall submit a landscape plan for the site including the parking area to the satisfaction of the Director of Regional Planning.
33. The parking area shall maximize the use of pervious materials to the extent practicable to the satisfaction of the Department of Public Works.
34. That the storage units and RV parking area be available to the retirement community residents only and not offered to the general public.
35. The storage units shall be uniform in appearance.

Attachments:

Department of Public Works letter dated September 23, 2008

Fire Department letter dated February 23, 2008

Adopted Negative Declaration

MC:AG

12/09/08 updated with Commission's directives



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

DEAN D. EFSTATHIOU, Acting Director

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

September 23, 2008

IN REPLY PLEASE  
REFER TO FILE: LD-1

TO: Mark Child, AICP  
Zoning Permits I Section  
Department of Regional Planning

Attention Anita Gutierrez

FROM: Steve Burger  
Land Development Division  
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENT**  
**PROJECT NO. R2005-03443**  
**CUP NO. RCUP 200500221**  
**6709 AVENUE M, QUARTZ HILL**

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the subject site plan for the subject CUP in the unincorporated Quartz Hill area near 67th Street West and Avenue M. The development is for the construction of a 75-unit elderly housing development with 48 parking spaces in addition to 105 parking spaces including 30-recreational vehicle spaces to serve the adjacent convalescent hospital and retirement community.

Upon approval of the site plan, we recommend the following conditions:

1. Sewer

- 1.1. A sewer area study for the proposed CUP (PC11962AS, dated March 13, 2007) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

- 1.2. The applicant shall install separate house laterals to the existing sewer main line in 67th Street East to serve each building in the project per the approved area study.

For questions regarding the items above, please contact Tony Khalkhali at (626) 458-4921.

2. Water

- 2.1. A water system maintained by the water purveyor, with appurtenant facilities to serve all proposed buildings, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
- 2.2. Prior to the issuance of a grading permit, there shall be on file with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the proposed land use, and that water service will be provided to each building.
- 2.3. If needed, install off-site water mainline to serve this site to the satisfaction of Public Works.

For questions regarding the items above, contact Lana Radle at (626) 458-4921.

3. Drainage

- 3.1. Comply with the requirements of the drainage concept/hydrology study/Standard Urban Stormwater Mitigation Plan (SUSMP), which was conceptually approved on June 30, 2008, to the satisfaction of Public Works.
- 3.2. Submit record covenants for the private maintenance of the SUSMP devices.

For questions regarding the items above, please contact Nazem Said at (626) 458-4921.

4. Grading

- 4.1. Submit a grading plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the SUSMP devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
- 4.2. A maintenance agreement may be required for privately maintained drainage devices.
- 4.3. Provide Public Works' Geotechnical and Materials Engineering Division's soil/geology approval of the grading plan, as applicable.
- 4.4. Regulatory agency approvals/permit may be required prior to grading plan approval.

For questions regarding the items above, please contact Andy Narag at (626) 458-4921.

5. Right of Way and Road Improvement Requirements

- 5.1. Dedicate the right to restrict vehicular access on Avenue M along the property frontage.
- 5.2. Construct base and pavement for widening on Avenue M (42 feet from centerline). Reconstruct any impacted catch basins and relocate any utility poles if necessary to the satisfaction of Public Works.
- 5.3. Construct full-width sidewalk on Avenue M to the satisfaction of Public Works.
- 5.4. Left-turn ingress and egress will be prohibited since Avenue M due to striping conflict. Provide a "No-Left-Turn" sign at the proposed driveway entrance to the satisfaction of Public Works.
- 5.5. Plant street trees on Avenue M to the satisfaction of Public Works.
- 5.6. Submit street improvement plan and acquire street plan approval or direct check status before obtaining grading permit.

- 5.7. Execute an Agreement to Improvement for the street improvements prior to issuance of a building permit.

For questions regarding the items above, please contact Andy Narag at (626) 458-4921.

6. Street Lighting Requirements

- 6.1. Provide street lights on concrete poles with undergrounding wiring on Avenue M along the property frontage to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plan as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section to allow the maximum time for processing and approval. For additional information, please contact the Street Lighting Section at (626) 300-4726.

- 6.2. The proposed development or portions thereof, are not within an existing lighting district. Annexation and assessment balloting are required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights, in the amount of \$18,000, and comply with the conditions listed below in order for the lighting district to pay for future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to Public Works approving street lighting plans. The street lights shall be installed, per approved plans, prior to issuance of a Certificate of Occupancy.

1. Request the Street Lighting Section to commence annexation and levy assessment proceedings.
2. Provide business/property owner's name(s), mailing address(es), site address, Assessor parcel number(s), and parcel boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
3. Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed development area to the Street Lighting Section. Contact the Street

Lighting Section for map requirements and any questions at  
(626) 300-4726

- 6.3. For acceptance of street light transfer of billing, the area must be annexed into the lighting district, and all street lights in the project, or the current phase of the project must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, the street lights in the project or approved project phase have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
- 6.4. Note that the annexation and assessment balloting process takes approximately 10 to 12 months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans.

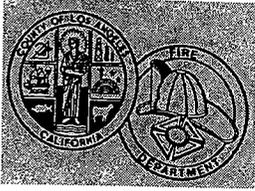
For questions regarding the items above, please contact Jeff Chow at (626) 300-4752.

If you have any other questions or require additional information, please contact Julian Garcia or Toan Duong at (626) 458-4910.

JG:ca

P:\LDPUB\SUBMGT\CUP /PROJECT R2005-03443\_CUP 200500221\_6709 AVENUE M.DOC

R.P.  
KIM SLAY



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

DATE: February 23, 2006  
TO: Department of Regional Planning  
Permits and Variances  
PROJECT #: CUP R2005-03443  
LOCATION: 6709 W. Avenue M, Quartz Hills

- The Fire Department has no additional requirements for this permit.
- The required fire flow for this development is 5000 gallons per minute for 5 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- Install 1 Public 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments: Fire Hydrant must be installed prior to issuance of building permits.
- Location: Submit 4 copies of site plan to distribute with fire hydrant location.
- Access: Access is adequate as indicated on the site plan.
- Special Requirements: Additional water system requirements may be set during the building plan check phase. Submit architectural drawing to Fire Prevention Regional office in Lancaster for review and approval of building plans.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: *Juan C. Padilla*

Co.CUP 04/04

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
  - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed 75-unit senior citizen housing development will be landscaped and will be setback to allow for light and air separation from adjacent properties and to provide for fire suppression. The project will provide adequate parking for tenants and guests (48 spaces) plus replacement parking for the adjacent convalescent hospital and retirement community (105 spaces).

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The project site has 4.76 net acres (5 gross acres) and is rectangular in shape. The proposed 3-story design, within the 35-ft. height limit, allows for the building to be consolidated in a manner that provides for shorter paths of travel that are most efficient for the elderly residents with limited ambulatory abilities. The reduced building footprint of the 3-story design allows for greater setbacks to mitigate views from surrounding properties; allows for a loop driveway system for optimum fire access; sufficient parking for tenants; and replacement parking for the off-site convalescent hospital and sr. housing.

- C. That the proposed site is adequately served:
  - 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  - 2. By other public or private service facilities as are required

Access to the project site will be from 2 driveways on Avenue M. A loop driveway will provide access to an additional parking area in the rear. A driveway north of the adjacent convalescent hospital will intersect with the loop driveway to allow access to the rear parking area from the adjacent site, without going onto Avenue M. The proposed elderly housing development will be served by streets of sufficient width to carry the traffic generated by the project. Water, sewer and utility services are readily available.

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Commission the following facts. Answers must be made complete and full:

A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:

The site is an infill parcel located adjacent to other senior citizen housing units. Previously a CUP was approved on the same parcel to allow an adult residential facility. In 1961 a 552-unit senior citizens retirement community was developed on adjacent property under the same ownership. The zone change is required to develop the subject property as senior citizen housing, as opposed to a residential care facility, which is a commercial use.

B. A need for the proposed classification exists within such area or district because:

The need exists because the subject site is currently zoned A-1-5 and would allow for the adult residential facility with CUP approval, but would not accommodate senior citizen housing. The requested zone change to R-3-DP is necessary to allow for development of the proposed 75-unit senior citizen housing development.

C. The particular property under consideration is a proper location for said zone classification within such area of district because:

The subject property is a proper location for the R-3-DP zone classification because the property would be developed as senior citizen housing, which would be in keeping with the pattern of development that has been established on the adjacent property to the east and has existed for more than forty years. Although classified as R-3-DP, the senior housing development would be less intense and the impact would be substantially less than if 75 standard housing units were developed at this location.

D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:

Development of the subject property as senior citizen housing within the R-3-DP Zone is in conformity with good zoning practice, in that it will resolve the status of a vacant infill site. Senior housing is consistent with the adjacent senior citizens retirement community. Adequate parking will be provided for the senior development, with the rear of the site reserved for parking and storage to meet the need of the convalescent hospital and retirement community. The project will have sufficient setbacks and will be suitably landscaped so that development will be consistent with public health, safety and general welfare.

(\*\*\*NOTE: Use additional sheets as necessary\*\*\*)

PROJECT NUMBER: R2005-03443-(5)  
CASES: RPK 200500020  
RZC 200500019  
RCUP 200500221  
RENV 200500195



COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: 4/21/05 Staff Member: Kim Szalay  
Thomas Guide: 4104 D6 USGS Quad: Lancaster West  
Location: 6709 Avenue M, Quartz Hill between 67<sup>th</sup> Street West and Bluefax Avenue.

Project Description: The applicant's request as depicted on the site plan includes a 75-unit housing project for very low income senior citizens. The single structure is three-stories and 35 feet in height (67,288 gross square feet in floor area). Paved areas including parking, walkways, and access comprise 73,724 square feet in area. Landscaping and open space include 60,433 square feet of area or 30% of net buildable area. Existing parking spaces (180 spaces) used by adjacent convalescent hospital and retirement community are proposed to be separated by lot line adjustment into parking for the project site (48 spaces including two handicapped spaces) and in the remaining parcel: parking (105 spaces), household storage units (30 units, 2,400 sq. ft.), and recreational vehicle (RV) parking spaces (30 spaces).

Gross Acres: 5 gross acres / 4.62 developable net site area

Environmental Setting: The proposed project is adjacent to an existing convalescent hospital (68 beds) and Senior retirement community (500 units) located to the east of the site. Single-family residences are located to the west. Vacant properties are to the north and south. The existing site is characterized by vacant property and parking for the retirement community and convalescent hospital (180 existing spaces). The site is primarily flat, sloping gently to the north. Vegetation on the vacant land is primarily non-native grasses and shrubs; shade trees are located in the parking lot (31 trees). No Oak trees are present. No significant species or cultural/historical resources are known to be present on the site.

Zoning: A-1-5 (Light Agricultural-Five Acres Minimum Required Area)

General Plan: N/A

Community/Area wide Plan: Antelope Valley Areawide General Plan - U3D (Urban 3-Design Standards), 15DU/AC

**PROJECT NUMBER**

CUP/PK 00-176

CUP/PK 97054

TR 31846

**DESCRIPTION & STATUS**

60 unit adult residential assisted living facility with 90 parking spaces

40 unit adult residential facility with shared parking

500 unit senior retirement housing tract

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

**Responsible Agencies**

- None
- Regional Water Quality Control Board
  - Los Angeles Region
  - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

**Special Reviewing Agencies**

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns.

**Regional Significance**

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area

City of Lancaster

City of Palmdale

**Trustee Agencies**

None

State Fish and Game

State Parks

**County Reviewing Agencies**

- Subdivision Committee
- DPW:
  - Land Development
  - Waterworks/Sewer
  - Environmental Programs Division (solid waste)

- Fire:
  - Environmental Review
  - Planning Division
  - Subdivision Division

Health Services:

|                                      |   |  |
|--------------------------------------|---|--|
| <b><u>IMPACT ANALYSIS MATRIX</u></b> | <b><u>ANALYSIS SUMMARY</u></b> (See individual pages for details) |  |
|                                      | Less than Significant Impact/No Impact                            |  |

|           |                          |    |                                     |                          | Less than Significant Impact with Project Mitigation | Potentially Significant Impact |
|-----------|--------------------------|----|-------------------------------------|--------------------------|--|--------------------------------|
| CATEGORY  | FACTOR                   | Pg |                                     |                          |  | Potential Concern              |
| HAZARDS   | 1. Geotechnical          | 5  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |
|           | 2. Flood                 | 6  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |
|           | 3. Fire                  | 7  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |
|           | 4. Noise                 | 8  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |
| RESOURCES | 1. Water Quality         | 9  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |
|           | 2. Air Quality           | 10 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |
|           | 3. Biota                 | 11 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |
|           | 4. Cultural Resources    | 12 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |
|           | 5. Mineral Resources     | 13 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |
|           | 6. Agriculture Resources | 14 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |
|           | 7. Visual Qualities      | 15 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |
| SERVICES  | 1. Traffic/Access        | 16 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |
|           | 2. Sewage Disposal       | 17 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |
|           | 3. Education             | 18 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |
|           | 4. Fire/Sheriff          | 19 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |
|           | 5. Utilities             | 20 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |
| OTHER     | 1. General               | 21 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |
|           | 2. Environmental Safety  | 22 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |
|           | 3. Land Use              | 23 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |
|           | 4. Pop/Hous./Emp./Rec.   | 24 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |
|           | 5. Mandatory Findings    | 25 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                             |                                |

**ENVIRONMENTAL FINDING**

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

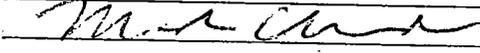
MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Kim Szalay/ Anita Gutierrez (update) Date: January 19, 2006/ updated 10/16/08

Approved by:  Date: 10/16/08

Determination appealed – see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

**HAZARDS - 1. Geotechnical**

**SETTING/IMPACTS**

|    | No                                  | Maybe                    |  |
|----|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?<br><i>San Andreas Fault is approximately four miles to the south of the site.</i> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area containing a major landslide(s)?  |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having high slope instability?  |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?  |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?   |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?  |
| g. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?  |
| h. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?   |

**STANDARD CODE REQUIREMENTS**

Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size       Project Design       Approval of Geotechnical Report by DPW

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, geotechnical factors?

Potentially significant     
  Less than significant with project mitigation     
  Less than significant/No Impact

**HAZARDS - 2. Flood**

**SETTING/IMPACTS**

|    | Yes                                 | No                                  | Maybe                    |  |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?  |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off?                 |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?                       |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)?   |
|    |                                     |                                     |                          |  |
|    |                                     |                                     |                          |  |

**STANDARD CODE REQUIREMENTS**

Building Ordinance No. 2225 – Section 308A     Ordinance No. 12,114 (Floodways)  
 Approval of Drainage Concept by DPW

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size     Project Design

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

Potentially significant     Less than significant with project mitigation     Less than significant/No impact

### HAZARDS - 3. Fire

#### SETTING/IMPACTS

- |    | No                                  | Maybe                    |  |
|----|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?  |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?           |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?  |
|    |                                     |                          | <i>The project proposes exactly 75 units and is not in a high fire hazard area.</i>  |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards?   |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard?  |
| g. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?   |

#### STANDARD CODE REQUIREMENTS

- Water Ordinance No. 7834  Fire Ordinance No. 2947  Fire Regulation No. 8  
 Fuel Modification/Landscape Plan

#### MITIGATION MEASURES / OTHER CONSIDERATIONS

- Project Design  Compatible Use

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by fire hazard factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

## HAZARDS - 4. Noise

### SETTING/IMPACTS

|    | Yes                                 | No                                  | Maybe                    |  |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)?  |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?<br><i>The project is a very low income senior citizen housing project adjacent to other senior housing and care projects.</i> |
| c. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?  |
| d. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?   |
| e. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?   |
|    |                                     |                                     |                          |  |
|    |                                     |                                     |                          |  |

### STANDARD CODE REQUIREMENTS

Noise Ordinance No. 11,778     
  Building Ordinance No. 2225--Chapter 35

### MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size   
  Project Design   
  Compatible Use

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by noise?

Potentially significant     
  Less than significant with project mitigation     
  Less than significant/No impact

**RESOURCES - 1. Water Quality**

**SETTING/IMPACTS**

|    | <input checked="" type="checkbox"/> Yes | No                                  | Maybe                    |   |
|----|---|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/>     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having known water quality problems and proposing the use of individual water wells?   |
| b. | <input checked="" type="checkbox"/>     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the proposed project require the use of a private sewage disposal system?  |
|    | <input checked="" type="checkbox"/>     | <input type="checkbox"/>            | <input type="checkbox"/> | If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course? |
| c. | <input checked="" type="checkbox"/>     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?  |
| d. | <input checked="" type="checkbox"/>     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?    |
| e. | <input checked="" type="checkbox"/>     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?  |

**STANDARD CODE REQUIREMENTS**

- |  |   |
|--|---|
| <input type="checkbox"/> Industrial Waste Permit           | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input checked="" type="checkbox"/> NPDES Permit Compliance (DPW)   |

**MITIGATION MEASURES /**  **OTHER CONSIDERATIONS**

- Lot Size     Project Design     Compatible Use

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Potentially significant | <input type="checkbox"/> Less than significant with project mitigation | <input checked="" type="checkbox"/> Less than significant/No impact |
|---|--|---|

**RESOURCES - 2. Air Quality**

**SETTING/IMPACTS**

|    | Yes                                 | No                                  | Maybe                    |  |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?   |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?   |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?   |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?  |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with or obstruct implementation of the applicable air quality plan?   |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?  |
| g. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)? |
| h. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?   |

**STANDARD CODE REQUIREMENTS**

Health and Safety Code – Section 40506

**MITIGATION MEASURES / OTHER CONSIDERATIONS**

Project Design     Air Quality Report

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**RESOURCES - 3. Biota**

**SETTING/IMPACTS**

|    | No                                  | Maybe                               |  |
|----|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?  |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?  |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?                                 |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Does the project site contain oak or other unique native trees (specify kinds of trees)?   |
| f. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <i>31 trees (not Oaks) are on the site.</i><br>Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?   |
| g. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <i>Mostly disturbed habitat in between developed areas.</i><br>Other factors (e.g., wildlife corridor, adjacent open space linkage)?   |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size       Project Design       ERB/SEATAC Review       Oak Tree Permit

**CONCLUSION**  
Considering the above information, could the project have a significant impact (individually or cumulatively) on, biotic resources?

Potentially Significant       Less than significant with project mitigation       Less than significant/No impact

**RESOURCES - 4. Archaeological/Historical/Paleontological**

**SETTING/IMPACTS**

|    | Yes                                 | No                                  | Maybe                    |   |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources?   |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites?   |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?  |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?  |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size       Project Design       Phase 1 Archaeology Report

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on archaeological, historical, or paleontological resources?

Potentially Significant       Less than significant with project mitigation       Less than significant/No impact

**RESOURCES - 5. Mineral Resources**

**SETTING/IMPACTS**

- |    | <input checked="" type="checkbox"/> Yes | No                                  | Maybe                    |   |
|----|---|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/>     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                 |
| b. | <input checked="" type="checkbox"/>     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? |
| c. | <input checked="" type="checkbox"/>     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?  |
- 
- 
- 

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size       Project Design

---

---

---

---

---

---

---

---

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

- Potentially significant       Less than significant with project mitigation       Less than significant/No impact

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

|    | Yes                                 | No                                  | Maybe                    |  |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?  |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?   |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?   |
|    |                                     |                                     |                          |  |
|    |                                     |                                     |                          |  |

MITIGATION MEASURES /  OTHER CONSIDERATIONS  
 Lot Size       Project Design

---



---



---



---

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on agriculture resources?

Potentially significant       Less than significant with project mitigation       Less than significant/No impact

**RESOURCES - 7. Visual Qualities**

**SETTING/IMPACTS**

|    | <input type="checkbox"/> Yes        | <input type="checkbox"/> No         | <input type="checkbox"/> Maybe |   |
|----|-------------------------------------|-------------------------------------|--------------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>       | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>       | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?   |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>       | Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?  |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>       | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?   |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>       | Is the project likely to create substantial sun shadow, light or glare problems?  |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>       | Other factors (e.g., grading or landform alteration)?   |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size       Project Design       Visual Report       Compatible Use

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

Potentially significant       Less than significant with project mitigation       Less than significant/No impact

**SERVICES - 1. Traffic/Access**

**SETTING/IMPACTS**

|    | Yes                                 | No                                  | Maybe                    |   |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?   |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>The project proposes 75 units, but the area is not known to be congested.</i><br>Will the project result in any hazardous traffic conditions?  |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in parking problems with a subsequent impact on traffic conditions?   |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?  |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?   |
| g. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?  |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Project Design     Traffic Report     Consultation with Traffic & Lighting Division

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on traffic/access factors?

Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**SERVICES - 2. Sewage Disposal**

**SETTING/IMPACTS**

- |    | No                                  | Maybe                    |   |
|----|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?<br><i>DPW was consulted, a Sewer Area Study dated March 13, 2007 was reviewed and approved no additional mitigation measures needed.</i> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?<br><i>DPW was consulted, a Sewer Area Study dated March 13, 2007 was reviewed and approved no additional mitigation measures needed.</i>                    |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?  |

**STANDARD CODE REQUIREMENTS**

- Sanitary Sewers and Industrial Waste – Ordinance No. 6130  
 Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES /  OTHER CONSIDERATIONS

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to sewage disposal facilities?

- Potentially significant       Less than significant with project mitigation       Less than significant/No impact

**SERVICES - 3. Education**

**SETTING/IMPACTS**

|  | No                                  | Maybe                    |   |
|--|-------------------------------------|--------------------------|---|
| a. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level?   |
| b. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at individual schools that will serve the project site?  |
| c. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems?   |
| d. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?<br><i>The DMS report indicates potential cumulative impacts, developer library impact fees may be required by County Library</i> |
| e. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?  |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Site Dedication     Government Code Section 65995     Library Facilities Mitigation Fee

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

Potentially Significant     Less than significant with project mitigation     Less than significant/No impact

**SERVICES - 4. Fire/Sheriff Services**

**SETTING/IMPACTS**

|    | <input checked="" type="checkbox"/> Yes | No                                  | Maybe                               |  |
|----|---|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/>     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <p>Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?</p> <p><i>Nearest fire station is 1.8 miles from the site. 1.5 miles is recommended for residential service. DMS report indicates potential cumulative impacts. Nearest sheriff's station is 10.1 miles from the site. Developer fee may be required.</i></p> |
| b. | <input checked="" type="checkbox"/>     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <p>Are there any special fire or law enforcement problems associated with the project or the general area?</p>   |
| c. | <input type="checkbox"/>                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <p>Other factors?</p> <hr/> <hr/>  |

MITIGATION MEASURES /  OTHER CONSIDERATIONS  
 Fire Mitigation Fee

---



---



---



---



---

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to fire/sheriff services?

Potentially significant     
  Less than significant with project mitigation     
  Less than significant/No impact

**SERVICES - 5. Utilities/Other Services**

**SETTING/IMPACTS**

|    | <input type="checkbox"/> No         | <input type="checkbox"/> Maybe      |  |
|----|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?<br><i>Water supply capacity will require verification. Quartz Hill Water District supplies water to the location.</i>   |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?   |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Could the project create problems with providing utility services, such as electricity, gas, or propane?   |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Are there any other known service problem areas (e.g., solid waste)?   |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)? |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Other factors?   |

**STANDARD CODE REQUIREMENTS**

Plumbing Code – Ordinance No. 2269       Water Code – Ordinance No. 7834

MITIGATION MEASURES /  OTHER CONSIDERATIONS  
 Lot Size       Project Design

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to utilities services?

Potentially significant       Less than significant with project mitigation       Less than significant/No impact

**OTHER FACTORS - 1. General**

**SETTING/IMPACTS**

- |    | <input type="checkbox"/> Yes        | No                                  | Maybe                    |  |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?   |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community? |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?                           |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?   |
|    |                                     |                                     |                          |  |
|    |                                     |                                     |                          |  |

**STANDARD CODE REQUIREMENTS**

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

**MITIGATION MEASURES / OTHER CONSIDERATIONS**

Lot Size       Project Design       Compatible Use

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

- Potentially significant       Less than significant with project mitigation       Less than significant/No impact

**OTHER FACTORS - 2. Environmental Safety**

**SETTING/IMPACTS**

|  | No                                  | Maybe                    |   |
|--|-------------------------------------|--------------------------|---|
| a. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?  |
| b. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?  |
| c. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?  |
| d. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?                              |
| e. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?  |
| f. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?   |
| g. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? |
| h. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?                   |
| i. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  |
| j. <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?  |

MITIGATION MEASURES /  OTHER CONSIDERATIONS  
 Toxic Clean-up Plan

**CONCLUSION**

Considering the above information, could the project have a significant impact relative to public safety?

Potentially Significant

Less than significant with project mitigation     Less than significant/No impact

**OTHER FACTORS - 3. Land Use**

**SETTING/IMPACTS**

- |    | No                                  | Maybe                    |  |
|----|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the plan designation(s) of the subject property?<br><i>The project qualifies for state affordable housing concessions including a density bonus and design concessions.</i> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the zoning designation of the subject property?   |
| c. |                                     |                          | Can the project be found to be inconsistent with the following applicable land use criteria:   |
|    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hillside Management Criteria?  |
|    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SEA Conformance Criteria?  |
|    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other?   |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project physically divide an established community?  |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?   |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

---

---

---

---

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to land use factors?

- Potentially significant       Less than significant with project mitigation       Less than significant/No impact

**OTHER FACTORS - 4. Population/Housing/Employment/Recreation**

N/A

**SETTING/IMPACTS**

- |    | No                                  | Maybe                    |   |
|----|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections?  |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing?   |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?  |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents?   |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?                                      |
| g. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?  |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational factors?**

- Potentially significant     
  Less than significant with project mitigation     
  Less than significant/No impact

## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- |    |   | No                                  | Maybe                               |   |
|----|---|-------------------------------------|-------------------------------------|---|
| a. | ☒ | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?                          |
| b. | ☒ | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.<br><i>Cumulative impacts on water supply, sewage, solid waste, library, and fire response time are uncertain.</i> |
| c. | ☒ | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?   |

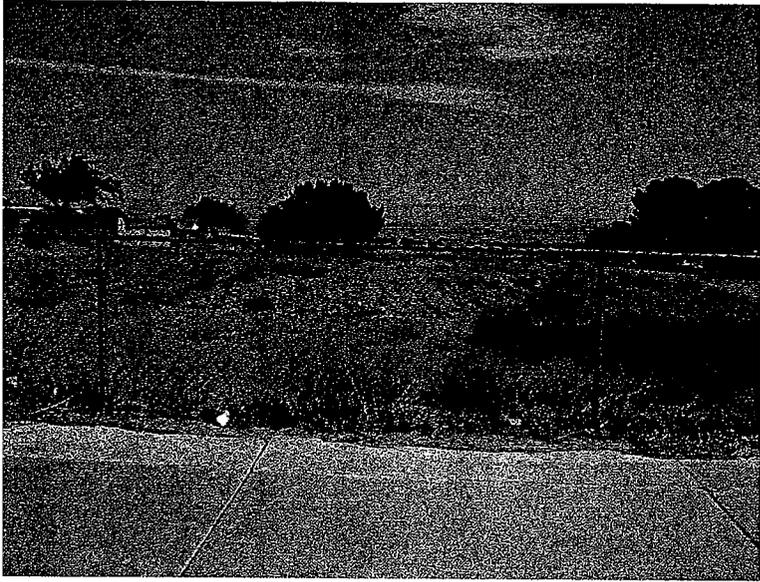
### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact



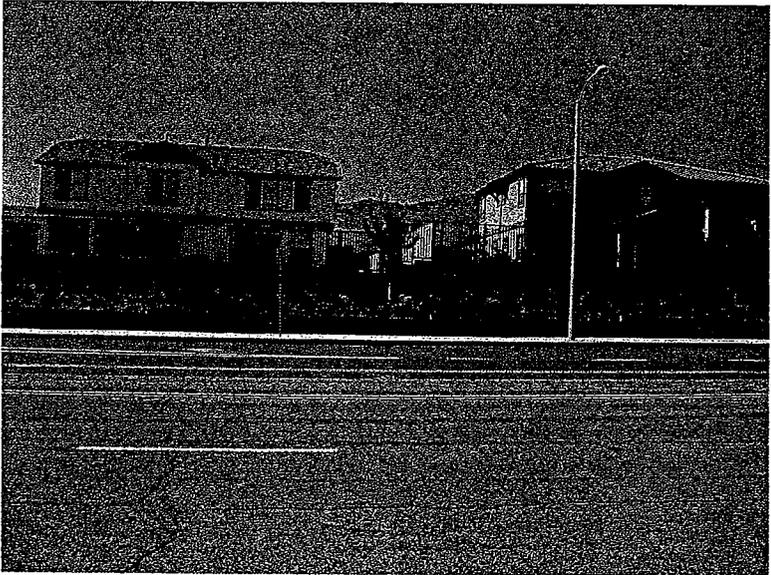
Looking North from Sidewalk



To the North-West



Looking to the West



To the South Directly across the street from subject property



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6443

**PROJECT NUMBER R2005-03443-(5)**  
**ZONE CHANGE NUMBER 200500019**  
**CONDITIONAL USE PERMIT NUMBER 200500221**  
**HOUSING PERMIT NUMBER 200800002**

**PUBLIC HEARING DATE**  
 11/24/2008

**AGENDA ITEM**

**RPC CONSENT DATE**

**CONTINUE TO**

**APPLICANT**

Mayflower Gardens Health Foundation

**OWNER**

Mayflower Retirement Housing Foundation

**REPRESENTATIVE**

Ronald Cargill

**ENTITLEMENT REQUEST**

- **Zone Change:** To change the Zoning from A-1-5 (Light Agriculture - 5 acre minimum lot size) zone to R-3-DP (Limited Multiple Residence with a Development Program);
- **Conditional Use Permit:** To authorize the construction, maintenance and operation of 75-unit Senior Citizen development in the R-3-DP (Limited Multiple Residence with a Development Program) zone;
- **Housing Permit:** To allow for a 50% density bonus.

**PROJECT DESCRIPTION**

The proposed project would consist of 75 units contained in a three story building for senior citizen residents with 48 on-site parking spaces provided

**LOCATION/ADDRESS**

6709 Avenue M, Quartz Hill

**SITE DESCRIPTION**

The site is currently vacant and partially being used as a parking lot

**ACCESS**

from Avenue M

**ZONED DISTRICT**

Quartz Hill

**ASSESSORS PARCEL NUMBER**

3204-016-066

**COMMUNITY**

Antelope Valley

**SIZE**

3.34 Acres

**COMMUNITY STANDARDS DISTRICT**

N/A

**EXISTING LAND USE**

**EXISTING ZONING**

|              | EXISTING LAND USE                          | EXISTING ZONING                                     |
|--------------|--|---|
| Project Site | Parking lot                                | A-1-5 (Light Agriculture - 5 acre minimum lot size) |
| North        | Vacant                                     | RPD-10000-13U (Residential planned development)     |
| East         | Retirement community/Convalescent Hospital | R-3 (Limited multiple residence)                    |
| South        | Single-Family homes                        | City of Palmdale                                    |
| West         | Single-Family homes                        | RPD-10000-13U (Residential planned development)     |

**COMMUNITY PLAN**

Antelope Valley

**LAND USE DESIGNATION**

U3D - Urban 3

**MAXIMUM DENSITY**

6.7 to 15.0 du/ac

**ENVIRONMENTAL DETERMINATION**

Negative Declaration

**RPC LAST MEETING ACTION SUMMARY**

| LAST RPC MEETING DATE | RPC ACTION        | NEEDED FOR NEXT MEETING   |
|-----------------------|-------------------|---------------------------|
| MEMBERS VOTING AYE    | MEMBERS VOTING NO | MEMBERS ABSTAINING/ABSENT |

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

|  |   |                                      |
|--|---|--------------------------------------|
| <b>STAFF CONTACT PERSON:</b> Anita Gutierrez             |   |                                      |
| <b>RPC HEARING DATE(S)</b><br>November 24, 2008          | <b>RPC ACTION DATE</b><br>November 24, 2008 | <b>RPC RECOMMENDATION</b><br>Approve |
| <b>MEMBERS VOTING AYE</b><br>4                           | <b>MEMBERS VOTING NO</b><br>0               | <b>MEMBERS ABSTAINING</b><br>0       |
| <b>STAFF RECOMMENDATION (PRIOR TO HEARING):</b> Approval |   |                                      |
| <b>SPEAKERS*</b><br>(O) 8 (F) 0                          | <b>PETITIONS</b><br>(O) 0 (F) 0             | <b>LETTERS</b><br>(O) 0 (F) 29       |

\*(O) = Opponents (F) = In Favor