



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 23, 2014

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

Dear Supervisors:

**PROJECT NO. R2013-00317-(4)
ZONE CHANGE NO. 201300002
VESTING TENTATIVE TRACT MAP NO. 072216
CONDITIONAL USE PERMIT NO. 201300021
PARKING PERMIT NO. 201300009
ENVIRONMENTAL ASSESSMENT NO. 201300031
APPLICANT: BROOKFIELD RESIDENTIAL
SOUTHEAST WHITTIER ZONED DISTRICT
FOURTH SUPERVISORIAL DISTRICT (3-VOTES)**

SUBJECT

- Zone Change No. 201300002: To change the existing A-1-7,000 zoning to Residential Planned Development (RPD) 8.3U-DP – 8.3 Dwelling Units Per Net Acre – Development Program (DP).
- Vesting Tentative Tract Map No. 072216: A subdivision to create 17 multi-family lots with 91 detached residential condominium units, seven private open space lots and one private street lot on 13.86 gross (10.99 net) acres.
- Conditional Use Permit (CUP) No. 201300021: For the RPD and DP zones associated with the Zone Change Request.
- Parking Permit No. 201300009: To allow reduced guest parking stall dimension widths of 8.0 feet.
- Environmental Assessment No. 201300031: A Mitigated Negative Declaration (MND) was determined to be the appropriate environmental document for this project.

The Los Angeles County Regional Planning Commission (Commission) held a public hearing on this matter on July 30, 2014, recommended approval of the project and adopted the MND.

IT IS RECOMMENDED THAT THE BOARD:

1. Consider the MND, together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the MND reflects the independent judgment and analysis of the Board, and adopt the MND.
2. Instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of Vesting Tentative Tract Map (Vesting Map) No. 072216, Zone Change No. 201300002, CUP No. 201300021, and Parking Permit No. 201300009.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

1. Update the zoning on the subject property to allow development of the property with a multi-family residential project that is compatible with the surrounding community.
2. Subdivide a parcel of land to allow 91 multi-family residences with a private park available to the public that will enhance and be compatible with the surrounding community.
3. Assist the County in meeting its housing needs by providing 91 new residential units.

Implementation of Strategic Plan Goals

Fiscal Responsibility:

The project promotes the goal of fiscal responsibility. The proposed residential development, located in an urban area, will efficiently utilize existing infrastructure investments and reduce the demand for extension of linear utilities and infrastructure to undeveloped land located on or beyond the urban fringe.

Improving Quality of Life:

The project promotes the County's vision for improving the quality of life in Los Angeles County. The project will result in a high-quality residential development that will improve the overall value and quality of life of the surrounding community.

FISCAL IMPACT/FINANCING

Approval of the proposed Vesting Map, zone change, CUP and parking permit should not result in any new significant costs to the County, as the owner is bearing the full cost of new development and construction. No request for financing is being presented.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Commission conducted a duly-noticed public hearing on July 30, 2014, in the matter of Project No. R2013-00317-(4), consisting of CUP No. 201300021 and Parking Permit No. 201300009. The project permits were heard concurrently with Vesting Map No. 072216 and Zone Change No. 201300002. The requests before the Commission were to consider a subdivision of land to create 17 multi-family lots with 91 detached residential condominium units, a community park, a community garden, and other recreational amenities.

On July 30, 2014, the Commission voted 3-0 (two absent) to close the public hearing, adopt the MND, and approve the Vesting Map, zone change, CUP, and parking permit.

Pursuant to subsection B of Section 21.56.010 and subsection A of Section 22.60.230 of the Los Angeles County Code (County Code), the Vesting Map, CUP, and parking permit may be appealed to the Board. A public hearing is required pursuant to Section 22.60.240 of the County Code and Sections 65856 and 66452.5 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090 and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et.seq.), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on aesthetics, air quality, biological resources, cultural resources, geology/soils, noise, transportation/traffic, and mitigation compliance. Prior to the release of the proposed MND and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.

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Based on the MND, adoption of the proposed zone change, and approval of the Vesting Map, CUP, and parking permit will not have a significant effect on the environment with implementation of the proposed mitigation measures in the Mitigation Monitoring Program.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed Vesting Map, zone change, CUP, and parking permit is not expected to have a negative impact on current services.

For further information, please contact Jodie Sackett, Land Divisions Section at (213) 974-6433 or jsackett@planning.lacounty.gov.

Respectfully submitted,



Richard J. Bruckner
Director

RJB:SA:NP:jds:lm

Attachments: Findings and Conditions, Zone Change Resolution, Commission Hearing Package (Factual, Staff Report, Findings/Conditions, Correspondence, Environmental Determination), Vesting Tentative Tract Map, Exhibit "A", Land Use Map, Building Plans, Landscape Plan, Phasing Map, Park Plan

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

EXECUTIVE OFFICE – BOARD OF SUPERVISORS

AGENDA ENTRY

DATE OF MEETING:	SEPTEMBER 23, 2014
DEPARTMENT NAME:	REGIONAL PLANNING
BOARD LETTERHEAD	DEPARTMENT
SUPERVISORIAL DISTRICT AFFECTED	4 th
VOTES REQUIRED	3-VOTE
CHIEF INFORMATION OFFICER'S RECOMMENDATION	NONE

*** **ENTRY MUST BE IN MICROSOFT WORD** ***

Instructions: To comply with the Brown Act requirement the reader should fully understand what the department is asking the Board to approve. The recommendation must describe what the action is for; with whom the action is being taken; fiscal impact, including money amounts, funding sources, and effective dates. Also, include an instruction for the Chair(man) or Director to sign when such signature is required on a document.

1. Do novo hearing on the following land use and zoning matters, and a Mitigated Negative Declaration relating to the property located ON 1st Ave. and Candlelight Dr., within the Southeast Whittier Zoned District, Southeast Whittier Zoned District, approved by the Los Angeles County Regional Planning Commission on July 30, 2014.
 - a. Zone Change No. 201300002: To change the existing A-1-7,000 zoning to RPD 8.3U-DP (Residential Planned Development – 8.3 Dwelling Units Per Net Acre – Development Program).
 - b. Vesting Tentative Tract Map No. 072216: A subdivision to create 17 multi-family lots with 91 detached residential condominium units, seven private open space lots and one private street lot on 13.86 gross (10.99 net) acres.
 - c. Conditional Use Permit No. 201300021: For the Residential Planned Development (RPD) and Development Program (DP) zones associated with the Zone Change Request.
 - d. Parking Permit No. 201300009: To allow reduced guest parking stall dimension widths of 8.0 feet.
 - e. Environmental Assessment No. 201300031: A Mitigated Negative Declaration (“MND”) was determined to be the appropriate environmental document for this project.