



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

May 31, 2016

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:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

49 May 31, 2016

LORI GLASGOW  
EXECUTIVE OFFICER

**PROJECT TR063296-(2)  
GENERAL PLAN AMENDMENT NO. 200500009  
ZONE CHANGE NO. 200500014  
CONDITIONAL USE PERMIT NO. 200500152  
VESTING TENTATIVE TRACT MAP NO. 063296  
ENVIRONMENTAL ASSESSMENT NO. 200500152  
APPLICANT: 223<sup>RD</sup> NORMANDIE PROPERTIES  
CARSON ZONED DISTRICT  
SECOND SUPERVISORIAL DISTRICT (3-VOTES)**

**SUBJECT**

A proposed condominium development consisting of 58 dwelling units at the southeast corner of West 223<sup>rd</sup> Street & Normandie Avenue.

**IT IS RECOMMENDED THAT THE BOARD:**

Remand the project to the Regional Planning Commission (Commission) and direct staff to:

1. Conduct additional environmental review for the project as necessary to comply with California Environmental Quality Act (CEQA);
2. Conduct review of any proposed modifications to the project's design; and
3. Verify the Plan Amendment and Zone Change boundaries.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The proposed project was approved by the Commission on September 17, 2008. The initial study that was prepared for the project was completed in 2006, and did not include review of green house gases impacts as well as other environmental factors that are now required to be analyzed under CEQA. Additionally, environmental factors that

were reviewed may require updated analysis to confirm or revise CEQA findings. The economic downturn in 2008 prompted the applicant to put the project aside and now that the economy has improved, the subdivider seeks to complete the entitlement process. Pursuant to Section 22.60.250 of the Los Angeles County Code (County Code), the Board of Supervisors (Board) may initiate a call for review and refer the matter back to the Commission for further proceedings with or without instructions.

### **Implementation of Strategic Plan Goals**

The recommendation meets the following Strategic Plan Goal. Community Support and Responsiveness: "Enrich lives of Los Angeles County residents by providing enhanced services, and effectively planning and responding to economic, social, and environmental challenges." The recommendation requires additional environmental analysis to update a previous environmental determination by the Commission in 2008.

### **FISCAL IMPACT/FINANCING**

Remanding the project, consisting of a General Plan Amendment; Zone Change; Vesting Tentative Tract Map; Conditional Use Permit (CUP); and associated Mitigated Negative Declaration (MND) to the Commission will promote the goal of fiscal responsibility by assuring that the project has been reviewed according to the latest environmental standards pertaining to infrastructure and public service investments located on or beyond the urban fringe.

### **IMPROVING QUALITY OF LIFE**

Remanding the proposed project to the Commission promotes the County's vision for improving the quality of life in Los Angeles County by assuring that the project has been reviewed according to the latest environmental standards pertaining to residential development and its effect on the quality of life of the community.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On November 7, 2007, the Commission conducted a public hearing on General Plan Amendment Case No. 200500009, Zone Change Case No. 200500014, CUP Case No. 200500152, and Vesting Tentative Tract Map No. 063296. The requests before the Commission were: to amend the Land Use Policy Map of the General Plan from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) and Category I (Major Industrial) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units Per Acre); to change 2.54 net acres zoned M-1 (Light Manufacturing) and A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area)

to R-3-23U-DP (Limited Multiple Residence - 23 Dwelling Units Per Net Acre - Development Program); approval of a CUP for the Development Program (DP) zone including a modification of the maximum building height of 35 feet in the R-3 zone to allow up to 44 feet, and maximum fence height within the front yard setback of three and one half feet to allow up to six feet; and approval of vesting tentative tract map to create one multi-family lot with 58 attached condominium units in seven buildings.

The Commission voted 4-0 (1 absent) at its November 7, 2007, meeting to close the public hearing; indicate its intent to adopt the MND, approve the Vesting Tentative Map and CUP, and recommend to the Board approval of the General Plan Amendment and adoption of the Zone Change; and directed staff to return with final findings and conditions for approval at a future consent date. On December 7, 2007, the applicant indicated to staff its intent to change the project, and requested that the project be placed on hold. Subsequently, the applicant decided not to make any changes. On September 17, 2008, the Commission adopted the MND and approved the Vesting Tentative Map and CUP, and recommended to the Board approval of the General Plan Amendment and adoption of the Zone Change.

Pursuant to Subsection C of Section 21.56.010 and Subsection B.2 of Section 22.60.230 of the County Code, the CUP and Vesting Tentative Tract Map are deemed to be called for review/appealed by the Board and shall be considered concurrently with the recommended General Plan Amendment and Zone Change. A public hearing is required pursuant to Sections 22.16.200 and 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.

In the time since project approval by the Commission, Regional Planning staff determined additional environmental review for the project is necessary to comply with CEQA; identified a Plan Amendment and Zone Change mapping error necessitating correction to the project boundaries, and recognized modifications to the project's design could be proposed triggering further design review and consideration by the Commission and the Board.

### **ENVIRONMENTAL DOCUMENTATION**

In 2006, an Initial Study was prepared for this project in compliance with CEQA requirements (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. Staff determined a MND to be the appropriate environmental

determination for the project as it was concluded that certain potentially significant impacts would be reduced to less than significant with implementation of the proposed mitigation measures in the Mitigation Monitoring Program (MMP).

Although the Commission determined the project would have no significant environmental impact in 2008, additional environmental review is necessary due to the passage of time.

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

Action on the remanding of the project, consisting of a General Plan Amendment, Zone Change, CUP, Vesting Tentative Tract Map, and associated MND to the Commission is not anticipated to have a negative impact on current services.

For further information, please contact Marie Pavlovic at (213) 974-6433 or [mpavlovic@planning.lacounty.gov](mailto:mpavlovic@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.

Respectfully submitted,



Richard J. Bruckner for  
Director RJB

RJB:SA:KKS:MP:lm

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