



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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RAYMOND G. FORTNER, JR.
County Counsel

June 6, 2007

Agenda No. 16
05/22/07

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


**Re: CONDITIONAL USE PERMIT NUMBER 200600097-(2)
ADMINISTRATIVE HOUSING PERMIT NUMBER 200700001-(2)
SECOND SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

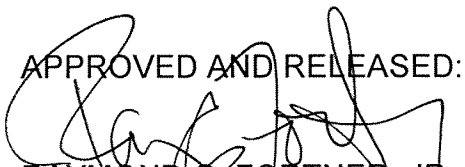
Your Board previously conducted a hearing regarding the above-referenced permits which propose 70 affordable, very low-income apartment units and 11,000 square feet of community services in the East Compton Zoned District. At the completion of the hearing you indicated an intent to approve the permits with modified conditions and instructed us to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By 
RICHARD D. WEISS
Assistant County Counsel
Property Division

APPROVED AND RELEASED:


RAYMOND G. FORTNER, JR.
County Counsel

RDW/
Enclosures

HOA.448168.1

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT NUMBER 2000600097-(2)
ADMINISTRATIVE HOUSING PERMIT NUMBER 200700001-(2)**

1. The applicant is requesting authorization to develop and maintain 70 affordable, very low-income multi-family residential units in a two and three-story structure. The facility would also consist of a two-story structure housing approximately 11,000 square feet of community services, including a childcare facility serving up to 66 children, ranging from infants to 13-year-olds, and a 3,415 square foot health clinic.
2. The subject property is located at 15711 Atlantic Avenue, within the East Compton Zoned District.
3. The subject property consists of level topography and is currently vacant.
4. The subject property is zoned M-1 (Light Manufacturing) with a small portion along Washington Avenue zoned R-1 (Single Family Residential). The proposed zone change changes the zone for the 3.10-acre property to C-3-DP (Unlimited Commercial - Development Program). The subject property is located within boundaries of the East Rancho Dominguez (formerly known as East Compton) Redevelopment Plan ("Redevelopment Plan area") and the East Compton Community Standards District.
5. Surrounding zoning consists of:
North: M-1;
South: C-L (City of Compton: Limited Commercial);
East: M-1; and
West: R-3 (Limited Multiple Residences)
6. Surrounding land uses consist of:
North: Vacant land and single-family residential;
South: Auto repair and a commercial center;
East: Service commercial and trucking operations; and
West: Single-family residential
7. The Los Angeles County General Plan land use designation for the subject property and surrounding area is "Major Commercial."
8. The "Major Commercial" category accommodates a variety of commercial uses. Typical use patterns include central business districts, regional office complexes, major shopping malls and centers, major commercial recreation facilities, and a range of mixed commercial retail and service activities.

9. General Plan Policy strongly supports the provision of critically needed low- and moderate-income housing. In support of this policy emphasis, the Plan proposes programs designed to stimulate production of such housing. The General Plan further recognizes, however, that the precise design and location of future low- and moderate-income housing cannot adequately be reflected by mapped land use policy. Thus, adopted programs for the development of low- and moderate-income housing units may modify the urban use type and intensity standards established by generalized local land use plans.
10. The proposed low-income housing apartments to be built in conjunction with a childcare facility and a health clinic are consistent with the General Plan. The proposed zone change (to C-3-DP) is also consistent with the Major Commercial Land Use designation for the subject property. Surrounding land uses consist of both residential and commercial uses and the proposed use will be compatible with the established community. The apartments would be kept as affordable for a minimum of 30 years, pursuant to the conditions of this grant. The subject property is located in a fully urbanized area with all public services and facilities readily available.
11. The County of Los Angeles General Plan Housing Element (adopted October 2001) examines specific housing needs for the County's population through extensive review of socio-economic data and assessment of existing housing stock and vacant land inventory. Currently, a housing shortfall exists within the County, even after considering the available supply as estimated by the Housing Inventory.

Goal 1 of the Housing Element states the following housing need:

A wide range of housing types in sufficient quantity to meet the needs of current and future residents, particularly persons and households with special needs, including but not limited to lower-income households, senior citizens, and the homeless.

12. The proposed 70-unit affordable apartment complex will support the goal of the Housing Element to provide additional housing for low-income households.
13. The subject property is located within the East Compton Community Standards District ("CSD"). The CSD was established to provide means of assisting in the implementation of the Redevelopment Plan for the East Rancho Dominguez Project Area, formerly referred to as the East Compton Community Redevelopment Project, which was adopted by the Los Angeles County Board of Supervisors on June 26, 1984. The Redevelopment Plan area is located in a 58-acre portion of the East Compton unincorporated area of Los Angeles County, of which 35 acres are net land and the remaining 23 are public rights of way. The Redevelopment Plan area runs generally along Atlantic Avenue from Alondra Boulevard to the Compton City limit and along Compton Boulevard from Harris

Avenue to Williams Avenue. The Redevelopment Plan has a 40-year duration and principally contains commercial and light manufacturing/industrial uses. The requirements of the East Compton CSD are necessary to ensure that the goals and policies of the Redevelopment Plan are accomplished in a manner which protects the health, safety, and welfare of the community, especially the surrounding residential neighborhood.

14. The site plan depicts one 2-story and 3-story structure, which includes multi-family residential units, a childcare facility, and a health clinic. One contiguous parking area with a total of 120 parking spaces is shown. Access to the site is shown from Atlantic Avenue with vehicular egress from Washington Boulevard.
15. Parking standards for residential uses are specified in Section 22.52.1180 of the County Code; for medical offices in Section 22.52.1100; and for childcare facilities in Section 22.52.1105 of the County Code.
16. For residential uses, one and one-half covered parking spaces (1.5) are required for each one-bedroom dwelling unit; for units with two or more bedrooms, one and one-half (1.5) covered and one-half (0.5) space uncovered is required per dwelling unit. In addition, guest parking is required for all apartment houses containing 10 or more units at a ratio of one space for every four dwelling units. Medical offices shall provide one parking space for each 250 square feet of floor area used. Childcare facility parking requirements are based on the maximum number of staff members and children attending the facility. One parking space for each staff member on the largest shift and any vehicle used directly by the facility shall be provided. In addition, one space is required for every 20 children for whom a state license has been issued. A specific area designated for drop-off and pick-up of children is also required. The project requires a total of 184 parking spaces; 29 for the commercial uses and 155 for the residential part. A total of 120 parking spaces are provided.
17. The project has a shortage of 64 parking spaces. Pursuant to County Code Section 22.52.1840 (Incentives), a qualified project that provides an affordable housing set-aside may request incentives. The applicant has requested an "off-menu" parking reduction for the affordable housing portion of the project. A total parking reduction of 64 spaces, or 41 percent, is requested. Parking under the Housing Permit incentive may also be tandem and uncovered. It should be noted that 50 of the required parking spaces will be located within the City of Compton.
18. As the proposed multi-family residence is only offered to very low-income tenants, the proposed parking will be sufficient to accommodate the residents owning automobiles as well as guests.

19. Pursuant to County Code Section 22.44.112C(4)(a), structures shall be designed so as to be in harmony with nearby properties with special attention being given to the protection of properties planned for residential uses.
20. The applicant has submitted elevations of the proposed design of the project structures and describes the style as "California Mediterranean" with emphasis on colored stucco, divided light windows (mullion pattern), and tiled roofs. Nearby properties are not uniform in appearance or architectural style.
21. The height restriction for the subject property is 13 times the buildable area of the site. The proposed two- and three-story structure does not exceed this height restriction. The maximum proposed height is 38 feet.
22. The applicant is proposing a 6-foot high wrought iron fence along the north, east, and west perimeters of the property. Automatic gates will be installed for the driveways and entry to the buildings would be via intercom for guests and pass code for residents. A security guard would control security in the clinic lobby. No exterior security grilles over the windows are proposed at this time. A few decorative iron work bars are proposed on some of the smaller windows and are acceptable as they contribute to the general architectural style of the buildings.
23. Pursuant to County Code Section 22.52.1060, where more than 20 automobile parking spaces exist on a lot or parcel of land, areas not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles, should be used for landscaping. At least two percent of the gross area of the parking lot shall be landscaped. Landscaping shall be distributed throughout the parking lot, so as to maximize the aesthetic effect and compatibility with adjoining uses. Pursuant to the East Compton CSD (Code Section 22.44.112), the required yards along Washington Avenue (10-foot minimum) shall be landscaped and neatly maintained. Landscape and irrigation plans must be submitted to the Community Development Commission and the Department of Regional Planning for review and approval.
24. The applicant has submitted a landscape plan. The plan depicts approximately 2.39 percent (3,225 square feet) of landscaping on the County portion of the parking lot; the City side has approximately 6.9 percent (1,475 square feet) of landscaping. The site plan complies with both the County-stated landscaping requirements of two percent and the City minimum requirement of five percent.
25. Pursuant to the East Compton CSD, Code Section 22.44.112E(1)(b), vehicular and pedestrian access is not allowed from Washington Avenue.
26. No pedestrian or vehicular access is proposed from Washington Avenue. The vehicular driveway exit is via Washington Avenue, but is located within the jurisdiction of the City of Compton.

27. An initial study was prepared for this project in compliance with the Environmental Guidelines and Reporting Procedures of the County of Los Angeles. The initial study showed traffic and geotechnical as potential impacts that will be less than significant with project mitigations. A Mitigated Negative Declaration has been prepared for this project under the California Environment Quality Act ("CEQA") reporting requirements.
28. On January 11, 2007, 122 hearing notices were sent to property owners within a 500-foot radius of the subject property with regard to the Regional Planning Commission's ("Commission") hearing on the proposed project. Legal advertisements were published in the *Los Angeles Sentinel* and in *La Opinion* newspapers on January 18, 2007. Case-related materials (factual, hearing notice, environmental documentation, and burden of proof statements) were sent to the Compton Library on January 11, 2007, and also posted on the Department of Regional Planning's web site (<http://planning.lacounty.gov>).
29. No public comments were received regarding this request prior to the Commission's public hearing.
30. The applicant conducted several community meetings regarding the proposed project prior to the Commission's public hearing.
31. The proposed project will assist in meeting the shortfall of much needed affordable housing as well as needed childcare and health care in Los Angeles County.
32. The Board of Supervisors conducted its duly noticed public hearing on the proposed project on May 22, 2007. No written or oral testimony was received in opposition.
33. The Board of Supervisors finds that the applicant meets the burdens of proof for the Zone Change and Conditional Use Permits.
34. The proposed project is consistent with the East Compton CSD, Redevelopment Plan, and Countywide General Plan.
35. 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, 13th floor, Hall of Records, 320 West Temple Street, Los Angeles, California 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.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. That 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. 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 Title 22, 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 service facilities as are required; and
- E. That approval of the administrative housing permit, including the proposed incentives, is consistent with the requirements of County Code Section 22.56.2730.

THEREFORE, THE BOARD OF SUPERVISORS:

- 1. After consideration of the Mitigated Negative Declaration together with all comments received during the public review process, finds on the basis of the whole record before the Board that, with the imposition of feasible mitigation measures, there is no substantial evidence the project will have a significant effect on the environment, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, adopts the Mitigated Negative Declaration prepared for the project, and adopts the Mitigation Monitoring Program prepared for the project.
- 2. Approves Conditional Use Permit Case No. 200600097-(2), and Administrative Housing Permit 20060001-(2), subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NUMBER 20060097-(2)
ADMINISTRATIVE HOUSING PERMIT NUMBER 200700001-(2)

1. This grant authorizes the construction, maintenance, and operation of a 70-unit affordable apartment complex, a childcare facility providing care for a maximum of 66 children, and a health clinic, as shown 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 ("Department") 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 inspection and processing fees have been paid pursuant to Condition No. 10.
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 10 days of the filing pay the Department 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. The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with the Los Angeles County Code Section 2.170.010.
- 6. This grant will expire unless used within two years from the date of approval. A one-year time extension may be requested, in writing with payment of 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 property owner or permittee shall record the terms and conditions of the grant in the Office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of the Department ("Director").

This grant shall terminate on February 21, 2037. Upon written application by the permittee, made no less than six months prior to February 21, 2037, the term of this grant shall be extended by the Director for a period not to exceed 25 years, as provided herein below. The Director shall grant such extension unless he or she finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof; and (2) that the use is not in compliance with all applicable laws and regulations. If either of the foregoing findings is made by the Director, the extension may be denied. Subsequent extensions may be granted by the Regional Planning Commission ("Commission") upon written application made no less than six months prior to the expiration of the previous extension.

- 9. 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. The permittee shall deposit with the County of Los Angeles the sum of \$2,250 within 90 days of the date of approval. These monies shall be placed in a performance fund, which shall be used exclusively to compensate the Department for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. These funds provide for biennial (every other year) inspections for the term of the grant, for a total of 15 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 and shall reimburse the Department for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150 per inspection, or the current recovery cost, whichever is greater. If the term of the grant is extended, additional monies sufficient to provide for additional biennial inspections shall be deposited with the County for the life of the grant. The amount due for such inspections shall be the amount equal to the recovery cost at the time of payment.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant in accordance with Section 22.60.174 of the County Code, 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 health or safety or so as to be a nuisance. The permittee shall pay or reimburse the County for all necessary fees associated with such hearing.
11. 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 three 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.
12. For the life of this grant, the permittee shall maintain all landscaping in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary.
13. Within 60 days of the approval date of this grant, the permittee shall submit to the Director for approval three copies of sign elevations depicting any proposed signs on the subject property. Signs shall be in conformance with Part 10 of Chapter 22.52, except as modified by the East Compton Community Standards District in Section 22.44.112 of County Code.
14. Within 15 days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code. The project is not *de minimis* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to section 711.4 of the Fish and Game Code. The current fee amount is \$1,825.

15. The permittee shall comply with the "Project Changes/Conditions Due to Environmental Evaluation" on file with the Department, and the attached Mitigation Monitoring Program. The applicant shall deposit the sum of \$3,000 with the Department 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.
16. 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.
17. 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 department.
18. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works, the Forester and Fire Warden, and the Department of Health Services.
19. The subject facility shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water, sewage, and food storage and handling shall be provided to the satisfaction of said department.
20. 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 directly relate to the business being operated on the premises or 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. Within 30 days of the approval of this grant, any illegal signage shall be removed from the subject property. Any new or additional signage shall be in compliance with Part 10, Title 22 of Los Angeles County Code.

In the event such extraneous markings 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 markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. A covenant and agreement, or other similar mechanism, acceptable to the Community Development Commission, shall be recorded with the County Recorder to ensure the continuing availability of housing set-aside units. The agreement shall contain remedies for violations of the covenant, including but not

limited to, monetary penalties. The covenant and agreement shall be recorded with the County Recorder prior to the issuance of a certificate of occupancy by the Department of Public Works. The covenant and agreement shall include:

- a. A description of the total number of units, including the set asides;
 - b. A description of the household income groups to be accommodated by the qualified project;
 - c. The location, sizes (sq. ft.), and number of bedrooms of the housing set aside units;
 - d. A description of remedies, including monetary penalties, for breach of the agreement;
 - e. The rules and procedures for qualifying tenants, filling vacancies, and maintaining housing set-asides, and establishing affordable rents; and
 - f. Provisions requiring owners to comply with monitoring procedures, as described in County Code Section 22.56.2640.
22. During construction, the permittee and its contractor shall comply with Sections 12.12.010-12.12.100 of the Los Angeles County Code regarding building construction noise.
23. The permittee shall comply with the conditions of the County of Los Angeles Department of Public Works conditions as outlined in their attached memorandum dated November 6, 2006, or as otherwise modified by said department. Notwithstanding item 11 of said memorandum, the permittee shall not be required to underground the existing overhead utilities.
24. The applicant shall comply with the conditions of the Los Angeles County Fire Department per their attached letter dated November 7, 2006, or as otherwise modified by said department.
25. Prior to issuance of building permits, the applicant shall pay all required library and school mitigation fees.
26. This grant allows for the operation and maintenance of a state licensed childcare facility subject to the following conditions:
- a. The facility is permitted to have a maximum of 66 children enrolled for childcare at any given time;
 - b. A designated drop-off and pick-up area shall be provided for the childcare facility;

- c. The hours of operation shall be from 7:15 a.m. to 6:00 p.m., Monday through Friday. A parent resource room within the facility may operate until 8 p.m., Monday through Friday and 8 a.m. to 4 p.m. on Saturdays; and
 - d. The permittee shall comply with all staffing, rules, regulations, and facility requirements established and regulated by the State of California.
27. This grant shall not be used for any purpose until the Board of Supervisors has adopted a Zone Change to authorize a change in the zoning of the property from M-1 (Light Manufacturing) and R-1 (Single Family Residence) to C-3-DP (Unlimited Commercial-Development Program).

Attachments

MITIGATION MONITORING PROGRAM
PROJECT NO. R2006-02219, RCUP T200600097

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Traffic</p> <p>Traffic impacts shall be mitigated at the southern approaches to the Long Beach Boulevard and Compton Boulevard intersection, and the Long Beach Boulevard and Alondra Boulevard intersection by adding an extra through lane and exclusive right-turn lane. Therefore, the southern approaches to both intersections shall consist of one left turn lane, two through lanes, and one exclusive right-turn lane, instead of one left-turn lane, one through lane, and one shared through/right turn lane, increasing through traffic flow and turning movements. Intersection improvements are required by the City of Compton, and the Los Angeles Community Design Center, which is the developer, shall pay \$15,000 to the City of Compton for implementation of traffic mitigation measures.</p> <p>To mitigate the project's impact on the circulation of nearby roadways and intersections during the construction period, construction-related traffic shall be limited on adjacent streets during the weekday peak hours.</p>	<p>Payment for implementation of traffic mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>City of Compton and Los Angeles County Department of Public Works</p>
<p>Geotechnical</p> <p>Prior to the issuance of a grading or building permit, whichever is to occur first, the applicant shall submit a detailed</p>	<p>Review of liquefaction analysis and grading plan by Public Works.</p>	<p>Prior to issuance of any grading permits.</p>	<p>Applicant</p>	<p>Los Angeles County Department of Public Works</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. R2006-02219, RCUP T200600097

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>liquefaction analysis, conforming to the requirements of the State of California Division of Mines and Geology Special Publication 117, to the Department of Public Works for their review and approval.</p> <p>A grading plan and geotechnical report shall also be reviewed by Public Works prior to the issuance of a grading permit.</p>				
<p>Mitigation Compliance As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.</p>	<p>Submittal and approval of annual Mitigation Compliance Report. Replenishment of Mitigation Monitoring account if necessary until such time as all mitigation measures have been implemented and completed.</p>	<p>Annually</p>	<p>Applicant</p>	<p>Los Angeles County Dept. of Regional Planning</p>



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

DATE: November 7, 2006

TO: Department of Regional Planning
Permits and Variances

PROJECT #: R2006-02219

LOCATION: 15711, 15715, 15803, & 15811 S. Atlantic Ave., 15728 & 15801 S. Washington Ave.

- The Fire Department has no additional requirements for this permit.
- The required fire flow for this development is 4000 gallons per minute for 4 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 3 Public and/or Verify / Upgrade 1 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:** Submit an original fire flow availability form, Form 196, to our office prior to the Public Hearing.
- Location:** Install a new fire hydrant on the Southwest corner of Atlantic Ave. and Linsley St.
The existing fire hydrants to be verified and tested are as follows:
Westside of Atlantic Ave. south of Linsley St., Westside of Washington Ave. south of Linsley St., and
Northeast corner of Washington Ave. and Linsley Ave.
- Access:** Indicate/label the following items on the site plan:
The entrance width from Atlantic Ave. into the development and all turns within the firelanes have a 32'
centerline turning radius. Provide a gate detail for the proposed gates.
- Special Requirements:** Submit a revised site plan and the fire flow availability form to our office for review and approval.

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



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

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

November 21, 2006

IN REPLY PLEASE
REFER TO FILE: LD-0

TO: Sam Dea
Zoning Permits Section I
Department of Regional Planning

Attention Maria Masis

FROM: Suk Chong
CEQA Review Section
Land Development Division

CONDITIONAL USE PERMIT REVIEW AND COMMENTS
PROJECT NO. R2006-02219-(2)
CONDITIONAL USE PERMIT NO. R200600097
15729 S ATLANTIC AVENUE
EAST RANCHO DOMINGUEZ

We reviewed the site plan for the subject Conditional Use Permit (CUP). The CUP application is for the construction of a 70-unit affordable housing development with a childcare facility at a site located at 15729 South Atlantic Avenue, in the vicinity of Atlantic Avenue and Alondra Boulevard. It is recommended that this CUP not be approved at this time. Prior to approval, the following must be submitted for review:

1. The CUP shall also be reviewed and approved by the City of Compton.
2. Comply with the following traffic mitigation measures:
 - a. Contribute proportionate share of the cost to the City of Compton for improvements to Long Beach Boulevard at Compton Boulevard as follows:

South approach: One left-turn lane, two through lanes, and one exclusive right-turn lane instead of one left-turn lane, one through lane, and one shared through/right-turn lane (add exclusive right-turn lane).

Project proportionate share is 15.5 percent.

- b. Contribute proportionate share of the cost to the City of Compton for improvements to Long Beach Boulevard at Alondra Boulevard as follows:

South approach: One left-turn lane, two through lanes, and one exclusive right-turn lane instead of one left-turn lane, one through lane, and one shared through/right-turn lane (add exclusive right-turn lane).

Project proportionate share is 18 percent.

3. The site plan shall be revised to address the following items:
 - a. Line up the driveway on Atlantic Avenue with the driveway located across the street or place it on an acceptable offset.
 - b. Provide adequate spacing on the aisle way between the driveway and the first stall.

For questions relating to above items, please contact Matthew Dubiel at (626) 300-4862.

Upon approval of the CUP, we recommend the following conditions:

1. Final site plans for any commercial/multi-unit complex, park, and/or school lot as a result of future subdivision must be submitted to Traffic and Lighting Division for review and approval of access locations (including site distance) and parking lot circulation.
2. Provide street lights on concrete poles with underground wiring along the property frontage on Atlantic Avenue, Washington Avenue, and Linsley Street to the satisfaction of Public Works. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
3. 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 \$66,000.00. The applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the street

lights. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.

Conditions of Acceptance for Street Light Transfer of Billing:

All street lights in the project, or approved project phase, 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 lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided all 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 transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights located with gated communities.

4. Dedicate right of way 30 feet from centerline on Linsley Street and Washington Avenue. An additional 5 feet of right of way is needed along the property frontage of these two streets.
5. Dedicate right of way for a 13-foot radius return at the corners of Atlantic Avenue with Linsley Street and Washington Avenue with Linsley Street.
6. Dedicate the right to restrict vehicular access on Atlantic Avenue along the property frontage to the satisfaction of Public Works.
7. Dedicate vehicular access right on Linsley Street along the property frontage to the satisfaction of Public works.
8. Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement on Atlantic Avenue, Washington Avenue, and Linsley Street along the property frontage to the satisfaction of Public Works.
9. Close any unused driveways with standard curb, gutter, and sidewalk.
10. Plant street trees on Atlantic Avenue, Washington Avenue, and Linsley Street along the property frontage to the satisfaction of Public Works.

Sam Dea
November 22, 2006
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11. Underground all new and existing utility lines to the satisfaction of Public Works.
Please contact Construction Division at (626) 458-3129 for the new location of
any above-ground utility structure in the parkway.

If you have any questions or require additional information, please contact Suk Chong
at (626) 458-7150.

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Attach.