



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

November 10, 2010

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Aaron Clark  
Armbruster & Goldsmith, LLP  
11611 San Vicente Blvd, Suite 900  
Los Angeles, CA 90049

**RE: PROJECT NO. R2009-02015-(2)  
PLAN AMENDMENT NO. 200900013/ ZONE CHANGE NO. 200900013/ CONDITIONAL USE  
PERMIT NO. 200900150/ PARKING DEVIATION NO. 201000005/ ENVIRONMENTAL  
ASSESSMENT NO. 200600147  
MILLENNIUM-PLAYA DEL MAR APARTMENTS**

Dear Mr. Clark:

**PLEASE NOTE:** This document contains the Regional Planning Commission's findings and conditions relating to **APPROVAL** of the above referenced Conditional Use Permit, Parking Deviation, and environmental document as well as the recommendation for **APPROVAL** of the related zone change and plan amendment to the Board of Supervisors.

Your attention is called to Condition No. 3 of the Conditional Use Permit, which states that this grant shall not become effective until the Board of Supervisors has adopted the zone change and plan amendment submitted concurrently with this application.

Pursuant to Section 22.60.230, subsection B.2, when the Regional Planning Commission makes a recommendation on a legislative action concurrently with approval of a non-legislative land use application, the Board of Supervisors shall call the non-legislative application up for concurrent review. Please be advised that this may result in modification of the findings and/or conditions attached hereto.

Payment of fees required by the conditions of approval will not be accepted until the Board of Supervisors has approved the zone change and plan amendment.

Very truly yours,

Department of Regional Planning  
Richard J. Bruckner  
Director

Mark Child, AICP  
Zoning Permits Section I Supervising Regional Planner

MC:MKK

Enclosures: Findings, Conditions, MMP  
c: Board of Supervisors, Department of Public Works (Building and Safety), Zoning Enforcement



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

**PROJECT NUMBER R2009-02015-(2)  
GENERAL PLAN AMENDMENT NO. 200900013  
ZONE CHANGE NO. 200900013  
CONDITIONAL USE PERMIT NO. 200900150  
PARKING DEVIATION PERMIT NO. 201000005  
ENVIRONMENTAL CASE NO. 200600147**

**REGIONAL PLANNING COMMISSION HEARING DATES: May 12, 2010, June 16, 2010, July 14, 2010, October 6, 2010, and November 10, 2010.**

**SYNOPSIS:**

The applicant, Din/Cal, Inc, ("Applicant"), has requested a conditional use permit, parking deviation permit, zone change, and general plan amendment to authorize the development of a multi-family residential project within the unincorporated community of West Fox Hills, adjacent to the Village at Playa Vista. The applicant is proposing to construct 196 apartments, together with appurtenant structures and facilities, including a pool, fitness center, and parking for 353 cars. The apartments will vary in size from one bedroom to two bedroom units, ranging in size from 724 square feet to 1,137 square feet. The construction will require grading and off-site transport of more than 31,900 cubic yards of earth, and the export of 15,000 cubic yards of demolition debris. The subject property is located at the intersection of Grosvenor Blvd and Jefferson Blvd, near Centinela Ave.

**PROCEEDINGS BEFORE THE COMMISSION**

**May 12, 2010**

This item was continued to allow the applicant and residents to meet to discuss concerns raised by the community. Commissioners Valadez, Bellamy, and Helsley were present at the hearing. There was no staff presentation and no testimony other than the request for the continuance.

**June 16, 2010**

The project was continued to allow the applicant and residents to continue to meet to reach an agreement on the proposed development. Commissioners Rew, Valadez, Bellamy, and Helsley were present at the hearing. There was no staff presentation and no testimony other than the request for the continuance.

**July 14, 2010**

A revised project proposal resulting from the community meetings was presented to the Commission. The project was revised from a 216-unit apartment with 433 parking spaces to 196-unit apartment with 353 parking spaces with corresponding reduction in height.

Commissioners Rew, Valadez, Bellamy, and Modugno were present at the hearing. The Commission took testimony from the applicant and the public. Many speakers testified that they were not opposed to the development of the property, but were opposed to the density, scale, access, and potential impacts of the project.

Portions of the Draft Environmental Impact Report had to be re-circulated as a result of the revised project description and request for a parking deviation permit. The Commission continued the public hearing to October 6, 2010 and instructed staff and applicant to respond to issues raised at the hearing.

**October 6, 2010**

The Commission took further testimony on the project. Staff addressed the issues raised at the previous hearing regarding density, traffic, noise, air pollution, parking deviation, scale, massing, and height of the project. The applicant team testified in favor of the project. Opposition testimony was given by members of the Del Aire Homeowners Association and Del Aire Neighborhood Council, and others. Support testimony was given by business owners, representatives of the LAX Coastal Area Chamber of Commerce, and others in the construction industry.

Commissioners Rew, Valadez, Bellamy, and Helsley were present at the hearing. The Commission approved a motion instructing staff to prepare final approval documents for the project. Commissioner Valadez requested that the applicant make every effort to use area contractors and subcontractors.

**November 10, 2010**

Staff requested the following additional language be added to Finding No. 25: "The height of the block wall exceeds the code required maximum height of six feet. The height is modified in compliance with County Code Section 22.48.180 to buffer single-family residences from the driveway."

There was no testimony from the applicant or public.

Commissioners Rew, Valadez, Bellamy, Helsley, and Modugno were present at the hearing. The Commission voted unanimously to approve the certify the FEIR and approve the conditional use permit and parking deviation permit and recommend approval of the related zone change and plan amendment.

Findings

**REGIONAL PLANNING COMMISSION FINDINGS**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearings on the General Plan Amendment No. 200900013, Zone Change No. 200900013, Conditional Use Permit No. 200900150, and Environmental Case No. 200600147 on May 12, 2010; June 16, 2010; July 14, 2010; October 6, 2010; and November 10, 2010.
2. The applicant, Din/Cal, Inc. ("Applicant"), requested a General Plan amendment, zone change, conditional use permit, and parking deviation permit to construct a residential development on the subject property consisting of 196 dwelling units, together with appurtenant structures and facilities, including a pool, fitness center, and 329-space parking structure and 24 surface parking space.
3. The subject property is located at 5544 and 5550 Grosvenor Blvd within the unincorporated community of West Fox Hills, Playa Del Rey Zoned District, Second Supervisorial District and consists of five parcels (APNs 4221003040, 4221003042, 4221003038, 4211003068, 4211003041)
4. The subject property is 4.93 gross acres in size including relevant parcels and easements and is rectangular in shape with 2-foot contours. The site is currently developed with a church, paved surface parking lot, and single-family residence.
5. The subject property is currently zoned R-3-DP (Limited Multiple Residence – Development Program). Concurrent with this approval, the Commission considered and recommended approval to the Los Angeles County Board of Supervisors ("Board") of the zone change, and after its effective date, the subject 4.93 gross acre property will be zoned R-4-DP (Unlimited Residence – Development Program).
6. Surrounding zoning is as follows:
  - North: R-1
  - East: C-3 (Unlimited Commercial), City of Los Angeles
  - South: City of Los Angeles
  - West: City of Los Angeles
7. Existing land uses as follows:
  - North: Single-family residence
  - East: Unincorporated County: office buildings, single-family residence. City of Los Angeles: elementary school
  - South: City of Los Angeles: apartments

West: City of Los Angeles: office buildings, manufacturing, gymnastics center

8. The existing R-3-DP zoning of the subject property was established in 1984 by Ordinance No. 84-012Z and by Project No. 85028 consisting of Conditional Use Permit No. 85019, Parking Permit No. 85004, Revised Tract Map No. 33003, and Zone Change No. 85008. The church was established in 1987 by a conditional use permit which permitted the construction of the church not to exceed 61 feet in height, with a maximum occupant load of 1,600 in the largest assembly room, with a minimum of 320 parking spaces.
9. The property is designated by the Land Use Policy Map of the Los Angeles County General Plan ("General Plan") as land use Category 1 (Low Density Residential- One to Six Dwelling Units Per Acre), which allows 29 dwelling units on the subject property which is 4.93 gross acres. This is inconsistent with the density allowed by existing zoning (R-3-DP). Existing zoning would allow 30 dwelling units per net acre, or a maximum of 130 units. Regardless of the proposed project, the development of the project site at the density allowed by existing zoning would require a General Plan Amendment from Category 1 to Category 4 (High Density Residential- 22 or more dwelling units per acre)
10. The applicant requested a General Plan Amendment to Category 4 to bring the land use category into conformance with existing zoning and to accommodate the project density of 45 dwelling units per acre for a total of 196 dwelling units
11. The project density is consistent with the requested land use Category 4. Concurrent with this approval, the Commission considered and recommended approval to the Board of the General Plan Amendment. After its effective date, the subject property will be designated for high-density land use classification of the General Plan Land Use Policy Map.
12. In compliance with Zone Change Case No. 200900013, the proposed residential project does not exceed 50 units per net acre.
13. The development of the subject property with residential development is appropriate. The property is bounded by single-family residential development on the north and multi-family residential development on the south.
14. The higher density land use category is appropriate for the subject property as the density is compatible with the surrounding neighborhood. Average density within 500 feet radius of the project is 6 dwelling units per acre to the north, and 99 dwelling units per acre to the south
15. The project is compatible with existing land use pattern. There are single-family residences are predominant to the north, maximum four-story apartments to the

south, office buildings and light manufacturing to the west, and an elementary school, office buildings, and single-family residences east.

16. The project has been designed to be compatible with existing development and density. The project graduates in density and massing from north to south, from single-family residential neighborhood to the north to mid-rise high-density apartments to the south.
17. The project will increase the supply of housing, promote the efficient use of land through a more concentrated pattern of urban development, improve the jobs-housing balance and concentrate well-designed high-density housing in and adjacent to job centers and recreational centers.
18. The project is consistent with the following general policy statement of the General Plan:

Policy No. 17: Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.

Policy No. 24: Focus intensive urban uses in an interdependent system of activity centers located to effectively provide services throughout the urban area and supported by adequate public transportation facilities.

Policy No. 31: Encourage the location of medium and high density housing in close proximity to regional multipurpose centers.

Policy No. 33: Emphasize the location of low and moderate income housing within easy commuting range of multipurpose and single purpose centers with high concentrations of employment.

Policy No. 39: Emphasize the preservation, conservation, and maintenance of stable residential areas.

Policy No. 41: Encourage the provision of adequate rental housing.

Policy No. 45: Increase the availability of low and moderate income housing and encourage its distribution throughout the urban area.

Policy No. 47. Promote the provision of an adequate supply of housing by location, type and price.

19. The proposed residential project is consistent with the goals and policies of the General Plan Housing Element policies to provide a wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly persons with special needs, including but not limited to low income households, seniors, persons with disabilities, single-parent households, the homeless and at-risk-homeless, and farmworkers; and to provide housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.
20. Approval of Conditional Use Permit 200900150 will not become effective until the Board of Supervisors of Los Angeles County ("Board") has adopted an ordinance effecting the proposed change of zone to R-4-DP and plan amendment to High Density Residential.
21. The project will provide 1.8 parking spaces per unit with the requested parking deviation of 10 percent instead of the code required 2.0 spaces per unit. The reduction in parking is substantiated by a parking study conducted by Raju Associates. The parking study shows that parking demand in the vicinity varied from 0.91 spaces per occupied dwelling unit in Marina Del Rey to 1.22 spaces per dwelling unit in Santa Monica, with peak parking demand of 1.52 spaces per dwelling unit. The project will be providing 1.8 spaces. The proposed use is subject to all applicable development standards and requirements of the R-4 zone, as set forth in section 22.20.380 et.seq. of the County Code.
22. The project would not exceed the air quality threshold established by Southern California Air Quality Management District (SCAQMD). Nevertheless, the project will provide an enclosed, mechanically ventilated parking garage to reduce potential noise and air quality impacts.
23. The Applicant's site plan ("Exhibit A") depicts 196 residential units and community facilities, including a pool, fitness center, and courtyards. The apartment complex would consist of 95 one-bedroom rental units, 101 two-bedroom rental units ranging in size from 724 square feet to 1,137 square feet. 353 parking spaces are provided pursuant to a parking deviation that allows for 10 percent reduction.
24. The applicant has demonstrated the suitability of the subject property for the proposed use by providing graduated height and density at the northern boundary. The project will complement the existing office and light industry to the west, a job center, and high density housing to the south, and elementary school to the east.
25. Single-family residences are buffered from the driveway by an eight-foot tall block wall and a 10-foot wide setback. The height of the block wall exceeds the code required maximum height of six feet. The height is modified in compliance

with County Code Section 22.48.180 to buffer the single-family residences from the driveway. The setback will be landscaped with trees and foliage screening the homes from the development. Along the portion of the driveway leading into the parking structure, two-story carriage units provide further buffer between the driveway and single-family residences and help attenuate noise and visual impacts. The easterly driveway is a dedicated fire lane reserved for emergencies.

26. Potential noise will be attenuated by the eight-foot high block wall, 10-foot wide landscape setback, height of the foliage (12 to 16 feet tall), and the two-story carriage units (22 feet deep and 250 feet long). With the attenuation, the noise level is expected to be 34.1 dB(A) CNEL. This level corresponds to "Quiet urban nighttime" noise level as provided in The Noise Guidebook of the U.S. Department of Housing and Urban Development, Office of Community Planning and Development. This level is below the allowable noise levels standardized by the County of Los Angeles.
27. To improve traffic flow in the area, the applicant is installing a traffic signal with Automated Surveillance and Control (ATSAC) and Adaptive Traffic Control System (ATCS) features at the intersection of Grosvenor Blvd and Jefferson Blvd.
28. The applicant conducted a survey of multi-family developments in the area. The survey shows that the market does not support subterranean parking at the density proposed by the project. Developments with subterranean parking have an average density of 86 dwelling units per acre. Developments with wrap garages have an average density of 55 dwelling units per acre compared to 45 dwelling units per acre proposed by the applicant. The project density is lower than existing developments with wrap garages.
29. Establishment of the proposed use at such location is in conformity with good zoning practice. Adjacent density to the south is higher than the proposed density at the subject property. The property is in proximity to SR-90 and I-405 that provide regional access, and to Marina Del Rey and Playa Del Rey that provide recreational opportunities within walking or bicycling distance.
30. The project is subject to California Department of Fish and Game fee for the project's affect on fish and wildlife.
31. The project is also subject to the Los Angeles County Library Mitigation Fee for each dwelling unit.
32. An Initial Study was prepared for the Proposed Residential Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental

Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study concluded that an Environmental Impact Report ("EIR") would be required.

33. A Mitigation Monitoring Program, dated November 2010 is consistent with the conclusions and recommendations of the FEIR, has been prepared and its requirements have been incorporated into the conditions of approval by reference.
34. The EIR for the project was prepared in accordance with CEQA, the CEQA Guidelines, and the County CEQA Guidelines. The EIR consists of the Draft EIR and the Recirculated Draft EIR, and the Responses to Comments (collectively referred to as the "FEIR").
35. The EIR prepared for the project concluded that with the exception of noise and air quality during construction, potentially significant environmental impacts, including geology, traffic and access, visual resources, and hydrology and water quality can be mitigated to a level of no significance with the implementation of the mitigation measures presented in the EIR. It has been determined that during construction, there will be unavoidably significant impact on noise and air quality. These will require an adoption of the Statement of Overriding Consideration.
36. Approval of the project requires adoption of a Statement of Overriding Considerations, including a finding that the benefits of the project outweigh the potential unavoidable adverse impacts and that the unavoidable impacts are nonetheless acceptable based on specific overriding considerations.
37. At its public hearing, the Commission received oral testimony and written comments from the proponents and the opponents.
38. The Commission has independently reviewed, considered, and certified the FEIR, and it reflects the independent judgment of the County. As stated in the FEIR and the Findings of Fact and Statement of Overriding Considerations, the project will result in unavoidable significant impacts on air quality and noise during construction. Such impacts have been reduced to the extent feasible, and the Commission finds that the benefits of the project outweigh these unavoidable adverse impacts. Such unavoidable impacts are determined to be acceptable based upon the overriding considerations set forth in the Statement of Overriding Considerations for the project.
39. The Findings of Fact and Statement of Overriding Considerations that have been prepared for the project are incorporated herein by this reference as if set forth in full.

40. After considering the evidence presented, the Commission approved Conditional Use Permit Case No. 200900150, Parking Deviation Case No. 201000005, and recommends approval of Zone Change Case No. 200900013 and General Plan Amendment Case No. 200900013.
41. The documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter are located at 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 REGIONAL PLANNING COMMISSION  
CONCLUDES THAT:**

**WITH RESPECT TO CONDITIONAL USE PERMIT CASE NO. 200900150 AND  
PARKING DEVIATION CASE NO. 201000005**

The proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. That 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. 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 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- 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 adequately served by other public or private service facilities as are required;
- E. The project has been designed to be compatible with the surrounding area in terms of land use patterns, design, and established community character.

**AND, THEREFORE,** the information submitted by the Applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Section 22.56.090 and for a parking deviation as set forth in Section 22.56.1762 of the Los Angeles County Code (Zoning Ordinance). **THEREFORE,** in view of the findings of fact and conclusions presented above, Conditional Use Permit No. 200900150 and Parking Deviation No. 201000005 are approved, subject to the attached conditions established by the Commission.

**REGIONAL PLANNING COMMISSION ACTION:**

The Regional Planning Commission of the County of Los Angeles hereby:

1. Approves the Environmental Impact Report finds that the EIR has been prepared in compliance with CEQA and County CEQA Guidelines and reflects the independent judgment of the Commission as to the environmental consequences of the project;
2. Approves and adopts the Mitigation Monitoring Program for the Proposed Residential Project, incorporated in the EIR, and pursuant to Section 21081.6 of the Public Resources Code, finds that the Mitigation Monitoring Plan is adequately designed to ensure compliance with the mitigation measures during project implementation;
3. Approves Conditional Use Permit Case No. 200900150 and Parking Deviation Case No. 201000005 subject to the attached conditions; and
4. Recommends approval of General Plan Amendment No. 200900013 and Zone Change Case No. 200900013.

**VOTE:**

**Concurring: Rew, Valadez, Bellamy, Helsley, Modguno**

**Dissenting: None**

**Abstaining: None**

**Absent: None**

**Action Date: November 10, 2010**

MC:MKK  
11/10/10

**PROJECT NO. R2009-02015-(2)**  
**GENERAL PLAN AMENDMENT NO. 200900013**  
**ZONE CHANGE NO. 200900013**  
**CONDITIONAL USE PERMIT NO. 200900150**  
**PARKING DEVIATION NO. 201000005**

**CONDITIONS**  
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This grant authorizes the construction of a 196-unit apartment complex on 4.93 acres with 353 parking spaces, called the Millennium-Playa Del Mar Project. The project consists of apartment units wrapped around a parking structure with 329 parking spaces, and includes six, two-story carriage units on the northern property boundary with additional parking in private garages. The project has a maximum height of 51 feet. Height graduates from two to three story elements on the north and south to four stories towards the center of the property, concentrating height towards the middle and away from adjacent properties. An eight-foot high block wall, 10-foot wide landscaped setback, carriage units, and driveway buffer single-family residences on the north from the apartment as depicted on the approved Exhibit "A." This grant is subject to all of the following conditions of approval.

1. 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.
2. This grant authorizes the construction of a 196-unit apartment with 353 parking spaces with north and south elevations and setback as depicted on the approved Exhibit "A."
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 Los Angeles County ("County") Department of Regional Planning ("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 7, and until all required monies have been paid pursuant to Condition 9 and Condition 10. Further, this grant shall not become effective unless and until the County of Los Angeles Board of Supervisors has adopted General Plan Amendment Case No. 200900013 and Zone Change Case No. 200900013, and an ordinance effecting such change of zone has become effective. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 4, 5, 8, and 10 shall be effective immediately upon final approval of this grant by the County.
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. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the

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County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

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.

The cost for collection and duplication of records and other related documents shall be paid by the permittee according to Los Angeles County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by the court of competent jurisdiction the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee or the owner of the subject property if other than the permittees shall **record the terms and conditions** of the grant in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee or the property owner or shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two years from the date of final approval of this grant by the County. The date of final approval is the date the County's action becomes effective pursuant to Section 22.60.260 of the Los

PROJECT NO. R2009-02015-(2)  
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Angeles County Code. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County of Los Angeles the sum of **\$600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **three (3) annual** 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 one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Within 3 days of the date of final approval 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 (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently, **\$2,867.25** (\$2,792.25 for an Environmental Impact Report plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
11. Within 30 days of the date of final approval of this grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation

Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Environmental Impact Report for this project, in the office of the Los Angeles County Recorder. Prior to recordation, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for review and approval. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

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.
13. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
15. All structures shall conform with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
16. All structures, walls and fences open to public view shall remain free of graffiti or extraneous markings, drawings or signage that was not approved by Regional Planning. 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.
17. In the event of graffiti or other extraneous markings occurring, 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.

18. Prior to issuance of a certificate of occupancy for the project, the permittee shall submit to the Director of Planning for approval three copies of sign elevations depicting any proposed permanent signs on the subject property. Signs shall be in conformance with Part 10 of Section 22.52 of the County Code.
19. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.
20. Three copies of a landscape plan shall be submitted to and approved by the Director of Planning before issuance of a building permit. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The landscape plan may be incorporated into the revised site plan required in condition 16. All required landscaping shall be continuously maintained in good condition, including proper pruning, weeding, removal or litter, fertilizing and replacement of plants when necessary.
21. Pursuant to Chapter 22.72 of the County Code, a Library Facilities Mitigation Fee in the amount of \$172,152 (\$797 per dwelling unit) or the amount required by Chapter 22.72 at the time of payment, if different, shall be paid to the County of Los Angeles Public Library. The fee must be paid prior to the issuance of the building permit and proof of payment shall be provided to the Department of Regional Planning. Contact the County Librarian at (562) 940-8430 regarding payment of fees.
22. The construction, operation and maintenance of the apartment complex is subject to all of the following conditions:
  - a. The permittee shall maintain all areas of the premises in a neat and orderly fashion, free of litter and debris.
  - b. Roof-top mechanical equipment such as air conditioning units shall be screened from pedestrian view.
  - c. A minimum of 353 automobile parking spaces , which include spaces for guests, shall be provided and maintained pursuant to County Code Section 22.52.1180. The required parking shall be continuously available

for vehicular parking only and shall not be used for storage, vehicle repair, or any other unauthorized use.

- d. The permittee shall provide a "hotline" number onsite during construction of a responsible person to take inquiries and complaints during construction hours regarding construction activities and construction personnel, if any. A log shall be kept of all inquiries and complaints and the resolution of any complaints.
- e. During construction, the permittee and its contractor shall comply with section 12.12.010 – 12.12.100 of the Los Angeles County Code regarding building construction noise, to the extent feasible.
- f. To reduce construction traffic, grading and construction equipment shall be stored on the project site while in use and construction employee shall park on the project site if feasible.
- g. The permittee shall provide flagmen or other personnel to direct traffic entering or existing Grosvenor Blvd during construction to give priority to residents, visitors, and other passenger vehicles.
- h. The project site shall be fenced during construction to reduce wind-blown dust. Construction materials shall be covered. All storage soil and sand shall be covered. All debris shall be cleaned up daily and put in a dumpster which shall be covered at the end of each day.
- i. All clearing, grading, earth moving, and excavation activities shall cease during periods of high winds (e.g. greater than 15 miles per hour).
- j. If the site is graded and left undeveloped for over three weeks, the permittee shall employ various methods to inhibit dust generation including seeding, watering, spreading soil binders, and other dust suppression methods to the satisfaction of the Director of Regional Planning.
- k. Dust and mud generated by project construction shall be kept on-site through the use of dust and mud control measures, including watering or sprinkling the site at least twice daily or more frequently as necessary, covering or watering exposed pits, erecting dust fences, tarping debris transport trucks, washing the tires of any vehicles leaving the construction

site, and/or other measures as appropriate.

- l. Streets and driveways immediately adjacent to the site shall be swept at least once a day during excavation and grading and more frequently if needed to remove dust and silt that may accumulate from earth work activities.
- m. Demolition and excavation operations shall be suspended during second stage smog alerts in the area. All materials used on-site shall be controlled in accordance with SCAQMD.
- n. The permittee shall comply with Drought Tolerant Landscaping Ordinance requirements, including, but not limited to the following:
  - 1) Minimum 75 percent of all landscaping must be drought-tolerant.
  - 2) Grass or turf must be maximum of 25 percent of all landscaping, 5,000 square feet, water efficient, and at least five feet in width.
  - 3) Plants with similar water needs are to be grouped together.
- o. The permittee shall comply with Green Building Ordinance, including, but not limited to the following:
  - 1) Plant one 15-gallon tree per 5,000 square feet of developed area, at least 65 percent of which trees must be from the Drought Tolerant Plant List. Existing trees (any species) greater than or equal to six inches in diameter may count towards required tree planting.
  - 2) Project must comply with Green Building requirements unless waived or modified by Los Angeles County Department of Public Works.
  - 3) Three copies of a landscape plan shall be submitted to and approved by the Director of Planning before issuance of a building permit. The landscaping may be incorporated into the revised Exhibit "A" described above, showing the size, number, type, and location of all plants, trees, and watering facilities to be installed at the site. The permittee shall maintain all landscaping in a neat,

PROJECT NO. R2009-02015-(2)  
GENERAL PLAN AMENDMENT NO. 200900013  
ZONE CHANGE NO. 200900013  
CONDITIONAL USE PERMIT NO. 200900150  
PARKING DEVIATION NO. 201000005

CONDITIONS  
PAGE 8 OF 8

clean, and healthy condition, and shall properly prune, weed, remove litter, fertilize, and replace plants when necessary. Landscape watering facilities, if any, shall consist of a permanent water-efficient irrigation system, such as "bubbler" or drip irrigation, to irrigate all landscaped areas, except for turf or other ground cover.

- p. The permittee shall comply with Low Impact Development Ordinance requirements unless waived or modified by Public Works.
- q. The permittee shall comply with the conditions of the County of Los Angeles Fire Department as outlined in their letter dated October 27, 2010, attached hereto and incorporated herein by this reference, except as otherwise required by said department.
- r. The permittee shall comply with the conditions of the County of Los Angeles Department of Public Works conditions as outlined in their letter dated June 29, 2010, attached hereto and incorporated herein by this reference, except as otherwise required by the said department.
- s. The permittee shall comply with the conditions of the County of Los Angeles Department of Public Health conditions as outlined in their letter dated April 22, 2010, attached hereto and incorporated herein by this reference, except as otherwise required by the said department.
- t. Prior to issuance of building permits the applicant shall pay all required fees, including library and school mitigation fees.

Attachment:

Letter from Department of Public Works dated June 28, 2010  
Letter from Fire Department dated October 27, 2010  
Letter from Department of Public Health dated April 22, 2010

MC:MKK

11/3/10



GAIL FARBER, 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  
<http://dpw.lacounty.gov>

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

IN REPLY PLEASE REFER TO FILE: **LD-1**

June 29, 2010

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

Attention: ~~Mi King~~

FROM:  Steve Burger  
Land Development Division  
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 200900150**  
**PROJECT NO. R2009-02015**  
**5550 GROSVENOR BOULEVARD—MILLENNIUM PLAYA DEL REY**  
**UNINCORPORATED COUNTY AREA OF MARINA DEL REY**

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

We reviewed the site plan for CUP No. 200900150, located in the unincorporated County area of Marina del Rey at the intersection of Centinela Avenue and Jefferson Boulevard. The proposed project is for the construction of a new 216-unit apartment.

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

1. Grading

- 1.1 Submit a grading plan to Public Works' Land Development Division 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 Standard Urban Stormwater Mitigation Plan (SUSMP) devices if applicable.

- 1.2 Submit the latest drainage concept/hydrology/SUSMP/Low-Impact Development (LID) plan for review and approval to Land Development Division, Storm Drain and Hydrology Section.
- 1.3 Execute a maintenance agreement for privately maintained drainage devices.
- 1.4 Provide Public Works' Geotechnical and Materials Engineering Division's soil/geology approval, as applicable.
- 1.5 Regulatory agency approvals/permit may be required prior to grading plan approval.

For questions regarding the grading requirements, please contact Patricia Constanza at (626) 458-4921 or by e-mail at [pconstan@dpw.lacounty.gov](mailto:pconstan@dpw.lacounty.gov).

## 2. Road Improvements

- 2.1 Dedicate additional right of way (3 feet from the existing right-of-way line) in the alley north of Jefferson Boulevard along the property frontage.
- 2.2 Construct new driveways to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
- 2.3 Reconstruct the alley entrances to meet current ADA requirements to the satisfaction of Public Works.
- 2.4 Construct pavement widening along the alley north of Jefferson Boulevard, along the property frontage, to the satisfaction of Public Works. Relocate any above-ground utilities along the pavement widening to the satisfaction of Public Works.
- 2.5 Close any unused driveways along the property frontage on Grosvenor Boulevard and Juniette Street to the satisfaction of Public Works.
- 2.6 Plant street trees along the property frontage on Grosvenor Boulevard and Juniette Street to the satisfaction of Public Works. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.

- 2.7 Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement, along the property frontage, during construction to the satisfaction of Public Works.
- 2.8 Acquire street improvement plan approval or direct check status before obtaining a grading permit or building permit, whichever comes first.
- 2.9 Execute a covenant for private maintenance of curb/parkway drains to the satisfaction of Public Works.
- 2.10 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road improvement requirements, please contact Patricia Constanza at (626) 458-4921 or by e-mail at [pconstan@dpw.lacounty.gov](mailto:pconstan@dpw.lacounty.gov).

### 3. Street Lighting

- 3.1. Provide street lights on concrete poles with underground wiring along the property frontage on Grosvenor Boulevard and Juniette Street to the satisfaction of Public Works. Submit street lighting plans for review and approval as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section, to allow the maximum time for processing and approval.
- 3.2. Upon approval of the CUP, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street light in the amount of \$75,000. This amount is subject to revision at the time of street lighting plan approval.
- 3.3. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

- (1) Request the Street Lighting Section to commence annexation and levy of 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 project area, to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

3.4 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 or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

3.5 For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, 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, all street lights in the development, or the current phase of the development, 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.

For questions regarding the street lighting requirements, please contact David Stringer at (626) 300-4754 or by e-mail at [dstring@dpw.lacounty.gov](mailto:dstring@dpw.lacounty.gov).

#### 4. Traffic Studies

4.1 A traffic signal, including the provision of an Automated Traffic Surveillance and Control System and Adaptive Traffic Control System, shall be installed

at the intersection of Grosvenor Boulevard and Jefferson Boulevard. The project shall be fully responsible for the design and construction of the new traffic signal and make a deposit of \$200,000 to the City of Los Angeles for the installation.

- 4.2 The project shall coordinate with the City of Los Angeles to determine the milestone as to when the traffic signal shall be operational.
- 4.3 The design and construction phases will be processed through a B-permit issued by the City of Los Angeles' Department of Public Works, Bureau of Engineering.
- 4.4 Submit a 40-foot-scale site plan of the project showing access location in relationship to adjacent intersections and driveways to Land Development Division and the City of Los Angeles' Department of Transportation, West Los Angeles Development Review Section, for review and approval.
- 4.5 Caltrans and the City of Culver City shall be consulted to obtain their written concurrence with the California Environmental Quality Act level of significance determination.

For questions regarding the traffic studies requirements, please contact Jeff Pletyak at (626) 300-4721 or by e-mail at [jplet@dpw.lacounty.gov](mailto:jplet@dpw.lacounty.gov).

## 5. Drainage

- 5.1 Comply with the requirements of the LID plan, which was conceptually approved on June 8, 2010, to the satisfaction of Public Works.
- 5.2 Comply with the requirements of the drainage concept/hydrology study/SUSMP, which was conceptually approved on August 20, 2008, to the satisfaction of Public Works.
  - 5.2.1 The project site ultimately discharges to the City of Los Angeles maintained catch basin located on Grosvenor Boulevard, per the approved drainage concept/hydrology study/SUSMP.

Mark Child  
June 29, 2010  
Page 6

5.2.2 The project is in substantial conformance with the approved drainage concept/hydrology study/SUSMP, despite variations to proposed on-site drainage devices, as long as the ultimate discharge point does not change and the allowable Q criteria specified by the City of Los Angeles, for the proposed catch basin connection, is satisfied.

5.3 Provide a permit from the City of Los Angeles for proposed connection to the catch basin fronting the project site on Grosvenor Boulevard to the satisfaction of Public Works.

For questions regarding the drainage requirements, please contact Lizbeth Cordova at (626) 458-4921 or by e-mail at [lcordova@dpw.lacounty.gov](mailto:lcordova@dpw.lacounty.gov).

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or by e-mail at [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

RC:ca

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COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040-3027

DATE: October 27, 2010  
TO: Department of Regional Planning  
Permits and Variances  
PROJECT #: CUP R2009-02015  
LOCATION: 5550 Grosvenor Blvd., Los Angeles

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is 3500 gallons per minute for 3 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 5 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:** The Fire Department has cleared this project (Site Plan First Level and Fire Access Plan dated 10-20-10) for Public Hearing with conditions as specified in the Special Requirements section.
- Water:** Per the LADWP fire flow tests dated May 14, 2010 and June 29, 2010, the existing water system is adequate.  
The required public fire hydrants, as indicated in the site plan dated 10-20-10 filed in our office, shall be installed and tested prior to construction. The existing private fire hydrant on the southerly property line shall be removed.
- Access:** Access is adequate as shown on the site plan filed in our office.
- Special Requirements:**
  - The proposed enhanced paving material on the Fire Lane(s) shall be designed to support a minimum live load of 75,000lbs. Submit details with the architectural plans for review and approval prior to building permit issuance.
  - The proposed Fire Department Access Tunnels shall be reviewed and approved during the architectural plan review prior to building permit issuance. Detail drawings will be required at that time.
  - All proposed gates shall provide 28' of unobstructed access when fully opened and shall comply with LA County Fire Department Regulation 5.
  - Permanent exterior ladders are required on the exteriors of the structure(s) due to the changes in stories which will provide firefighter access to all the roofs. Requirements and locations will be determined during the architectural plan review.
  - The southerly alley, Private Driveway and Fire Lane, shall provide adequate signage and stripping with NO PARKING/FIRE LANE in compliance with the Department of Public Works and the Fire Department standards.
  - The proposed development shall be in compliance with all applicable Building Code, Fire Code, and Departmental Regulations/Standards at the time of submittal for Building Permit.

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 at (323) 890-4243.

Inspector: Juan C. Padilla

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



The following table shows the results of the survey conducted in 1998-1999. The data is presented in a tabular format with columns for various categories and rows for different groups. The text is extremely faint and difficult to read, but appears to be a statistical summary or report.

Additional text at the bottom of the page, possibly a conclusion or a note, which is also very faint and illegible.



COUNTY OF LOS ANGELES  
**Public Health**

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JONATHAN E. FREEDMAN**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**ALFONSO MEDINA, REHS**  
Director of Environmental Protection Bureau

**KEN HABARADAS, MS, REHS**  
Acting Environmental Health Staff Specialist  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 450-5280 • FAX (626) 460-5740

April 22, 2010

Mi Kim  
Zoning Permits I Section  
Los Angeles County  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

**SUBJECT: PROJECT NO. R2009-02015**  
**RCUPT 200900150**  
**MILLENNIUM-PLAYA DEL MAR APARTMENTS PROJECT**

- Environmental Health recommends approval of this CUP.  
 Environmental Health does **NOT** recommend approval of this CUP.

Dear Ms. Kim:

The Los Angeles County Department of Public Health – Environmental Health has reviewed the information provided for the subject project and has no objection to the approval of the CUP with the following conditions:

1. The proposed project shall utilize established public water supply and public sewer.
2. The proposed project shall comply with the requirements of the County Noise Control Ordinance as found in Title 11 of the Los Angeles County Code.

If you should have any questions or need additional information, please let me know.

Sincerely,

Ken Habaradas, MS, REHS  
Bureau of Environmental Protection



BOARD OF SUPERVISORS

Gloria Molina  
First District

Mark Ridley-Thomas  
Second District

Zev Yaroslavsky  
Third District

Don Knabe  
Fourth District

Michael D. Antonovich  
Fifth District



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**Exhibit**  
**Millennium-Playa del Mar Apartments Project, Project R2009-02015**  
**Mitigation Monitoring Plan**

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p><b>GEOLOGY</b></p> <p>Implementation of the proposed project would expose people and structures to strong seismic ground shaking that could result in ground failure.</p>	<p><b>4.2-1</b> A certified geologist shall conduct observation and testing in order to evaluate actual soil conditions during construction activities. Appropriate revisions to the recommendations included in the geotechnical evaluation shall be applied at this time to the satisfaction of the Los Angeles County Department of Public Works, should they be required at the time of field inspections.</p> <p><b>The following mitigation measures discuss foundation recommendations for the proposed structures.</b></p> <p><b>4.2-2</b> Due to the presence of soft to firm, moderate to high compressible clays below the site, and variable potential liquefaction settlements across the subject site, a shallow foundation shall not be used. Instead, the proposed structure shall be supported on auger pressure grouted displacement (APGD) piles.</p> <p><b>4.2-3</b> To provide uniform support and to improve lateral restraint of the piles, the upper 24 inches of subgrade soils below building pad shall be compacted to 95 percent of relative compaction.</p> <p><b>4.2-4</b> Piles shall be embedded 3 to 5 feet into the dense sand and gravel layer to develop end-bearing capacity. The design pile tip elevation shall be taken as elevation -33 feet below mean sea level. The allowable vertical bearing capacity of a 52-foot-long, 16-inch-diameter APGD pile shall be taken as 200 kips (one kip equals 1,000 pounds of force, kip is short for kilopound).</p>	<p>The applicant shall submit plans designed in conformance with UBC and County of Los Angeles Building Code requirements.</p>	<p>Building and Safety</p>	<p>During plan check</p>

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p><b>GEOLOGY (continued)</b></p>	<p><b>4.2-5</b> Piles shall be installed with a minimum 3 diameters center-to-center spacing. For piles with 3 diameters center-to-center spacing no reduction in axial capacity is required.</p> <p><b>4.2-6</b> Total and differential settlement of piles under the recommended allowable load may be taken as 0.5 inch and 0.25 inch, respectively. This recommendation shall be confirmed, and revised as necessary to the satisfaction of the Los Angeles County Department of Public Works, during the pile load testing program.</p> <p><b>4.2-7</b> The liquefaction downdrag acting on a single pile, under a design basis earthquake event, is estimated to be on the order of 68 kips. This maximum downdrag load of 68 kips is based on the assumption that no settlement of the piles occurs due to the application of the downdrag load. It is estimated that piles could settle about 0.25 inch as the downdrag load is applied. This settlement would significantly reduce the downdrag load. Consequently, an ultimate capacity of 400 kip shall be required for piles, assuming the full downdrag of 68 kip for seismic conditions. The ultimate and allowable pile capacity shall be estimated by conducting a static load-testing program to the satisfaction of the Los Angeles County Department of Public Works.</p> <p><b>4.2-8</b> Pre-drilling shall not be permitted for test piles and production piles.</p> <p><b>4.2-9</b> The minimum torque required to indicate penetration into the bearing layer shall be set at 60 ft-kip, unless shown to be otherwise during the load-testing program.</p>			

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing																				
<p><b>GEOLOGY (continued)</b></p>	<p><b>4.2-10</b> The following capacities shall be used for the 16-inch-diameter APGD pile that may be used for the building foundation:  <b>Lateral Pile Capacity for a 16-inch Square Driven Concrete Pile</b></p> <table border="0"> <tr> <td colspan="2"><b>Free Head Condition</b></td> </tr> <tr> <td>Pile Head Deflection</td> <td>0.5</td> </tr> <tr> <td>Max Shear (Kips)</td> <td>9</td> </tr> <tr> <td>Max. Moment (Kip-feet)</td> <td>30</td> </tr> <tr> <td>Depth to Max Moment (feet)</td> <td>9.5</td> </tr> <tr> <td colspan="2"><b>Fixed Head Condition</b></td> </tr> <tr> <td>Pile Head Deflection</td> <td>0.5</td> </tr> <tr> <td>Max Shear (Kips)</td> <td>17</td> </tr> <tr> <td>Max. Moment (Kip-feet)</td> <td>-80</td> </tr> <tr> <td>Depth to Max Moment (feet)</td> <td>0</td> </tr> </table> <p><b>4.2-11</b> Pile-load-testing shall be conducted, which would consist of monitoring the installations of four test piles at selected locations and performing a test loading according to American Society for Testing and Materials (ASTM) 1143-81. The testing program shall be carried out as a separate mobilization by the pile contractor. It is expected that the testing program shall require 26 hours to perform each pile load test in the field plus an additional week of geotechnical analyses by the project engineer to provide the pile length and allowable load recommendations to the satisfaction of the Los Angeles County Department of Public Works.</p>	<b>Free Head Condition</b>		Pile Head Deflection	0.5	Max Shear (Kips)	9	Max. Moment (Kip-feet)	30	Depth to Max Moment (feet)	9.5	<b>Fixed Head Condition</b>		Pile Head Deflection	0.5	Max Shear (Kips)	17	Max. Moment (Kip-feet)	-80	Depth to Max Moment (feet)	0			
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Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<b>GEOLOGY (continued)</b>	<p><b>4.2-12</b> Test piles shall be continuously installed to various depths of penetration into dense granular material (Layer 6) below about elevation -26 to -28 feet below mean sea level, using a Bauer BG25 drilling machine, or equivalent, delivering drill torque up to 180,000 foot-lbs. Final tip elevations for test piles shall be at about elevation -33 feet below mean sea level; however, some variability should be expected. Each test pile location requires a cone penetration test (CPT), which shall be completed prior to the load-testing program.</p> <p><b>4.2-13</b> A creep test is required at the recommended allowable load. The creep test holds the allowable load for at least 2 hours to demonstrate displacement of the test pile slows to less than 0.005 inch per hour, which is half the rate recommended ASTM 1143-81. Test piles not meeting this requirement shall be rejected.</p> <p><b>4.2-14</b> The project engineer shall monitor the indicator-pile and production pile installations to verify that piles are installed in accordance with the geotechnical recommendations and have achieved a satisfactory pile length to the satisfaction of the Los Angeles County Department of Public Works.</p> <p><b>4.2-15</b> Per the County requirement, one CPT sounding shall be performed per 12 production piles used in the building foundation. Depending on the actual number of production piles, additional CPT soundings shall be required prior to installing production piles.</p>			

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p><b>GEOLOGY (continued)</b></p>	<p><b>4.2-16</b> For resistance to lateral loads, an allowable passive fluid pressure of 300 pounds per cubic foot (pcf) may be used for design, for grid beams and pile caps placed in structural fill or in undisturbed, stiff or dense, native soils. Sliding resistance shall not be used due to potentially high liquefaction settlement.</p> <p><b>4.2-17</b> Due to potentially high and variable liquefaction settlement, slab-on-grade shall not be used for the proposed building; instead, structural slab supported on the pile foundation shall be used.</p> <p><b>The following mitigation measures pertain to the use of minor retaining walls and fence walls:</b></p> <p><b>4.2-18</b> Minor retaining walls that are less than 36 inches in height retaining level backfill, for hardscape around the building exterior (if used) shall be supported near the finish grade on spread footing. Footings shall be designed using an allowable bearing pressure of 1.5 ksf. The upper 12 inches of wall footing subgrade shall be scarified, moisture conditioned as required, and compacted to a minimum of 95 percent relative compaction in accordance with the ASTM D 1557 standard. Retaining wall footings on level ground shall have a minimum embedment of 18 inches below finished grade. Retaining walls founded on a 2:1 (H:V) slope shall have a minimum embedment of 36 inches below the finished grade above the sloped edge of footing.</p>			

Mitigation Monitoring Program

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p><b>GEOLOGY (continued)</b></p>	<p><b>4.2-19</b> Retaining walls shall be backfilled with non-expansive granular soils with a PI less than 15 percent passing No. 200 sieve or less than 15 percent. A 2-foot-thick cap consisting of less pervious on-site materials shall be used to minimize infiltration of surface water. The finished surface shall be graded to drain away from the proposed structures. Soils within 5 feet of the wall shall either be compacted with hand operated equipment or designed to withstand compaction pressure from heavy equipment.</p> <p><b>4.2-20</b> Cantilever walls, which are free to move laterally at least 0.5 inch for each 10 feet of height, shall be designed for an equivalent fluid pressure of 38 pcf (with level backfill) or 45 pcf (2:1 sloping backfill).</p> <p><b>4.2-21</b> All walls shall be constructed with a properly designed drainage system to prevent buildup of hydrostatic pressures behind the wall. This may consist of geocomposite drain board or 12 inches of clean crushed rock encapsulated in filter fabric, discharging to weep holes or drain pipes.</p>			

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p><b>GEOLOGY (continued)</b></p> <p>Implementation of the proposed project would expose people and structures to unstable soils. Grading and retaining wall standards mitigation would reduce impacts to a less than significant level.</p>	<p><b>4.2-22</b> To provide uniform support for pavements, and to improve lateral constraint of the piles, the upper 24 inches of subgrade soils below the building pad and pavement shall be compacted to 95 percent of relative compaction.</p> <p><b>4.2-23</b> The project shall comply with the following grading standards as included in the Geotechnical Report to the satisfaction of the Los Angeles County Department of Public Works:</p> <ul style="list-style-type: none"> <li>• The grading contractor shall be responsible for notifying the Geotechnical Engineer of a pre-grading meeting prior to the start of grading operations and anytime that the operations are resumed after an interruption.</li> <li>• Prior to the start of earthwork, the existing improvements shall require demolition of the existing church on the project site. Existing utilities shall be removed, relocated, or protected, as appropriate.</li> <li>• The project area shall be stripped and cleared of vegetation. Two feet of on-site soil below the proposed building pad and pavement are shall be removed and recompacted to provide uniform support for pavements, and to improve lateral constraint of the piles. The actual limits for removals shall be determined by the project Geotechnical Engineer when final elevations are established for the building and shall be reviewed during grading, depending on the actual conditions encountered. Due to the existence of highly compressible clay layer, if new fill is to be added to the site to an elevation above the existing grade, a surcharge program and waiting period shall be required.</li> </ul>	<p>The applicant shall submit a Grading Plan to protect the project from improper surface drainage.</p>	<p>Department of Public Works, Building and Safety</p>	<p>Prior to the issuance of grading permit</p>

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p><b>GEOLOGY (continued)</b></p>	<p><b>4.2-23 (continued)</b></p> <ul style="list-style-type: none"> <li>• Fill placed under structures or pavements shall be placed as "structural fill." All structural fill shall be free of expansive clay, rock greater than 3 inches in maximum size, debris and other deleterious materials. All structural fill shall be compacted to at least 95 percent of the maximum dry density determined by ASTM D 1557-91. Fill placed in non-structural and landscape areas shall be compacted to at least 90 percent.</li> <li>• The bottoms of completed excavations shall be observed by the project Geotechnical Engineer, while it is proof-rolled with loaded equipment. Any loose or yielding soils shall be over-excavated and recompacted to the limits determined by the Geotechnical Engineer.</li> <li>• All earthwork and grading shall be performed under the observation of the Geotechnical Engineer. Compaction testing of the fill soils shall be performed at the discretion of the Geotechnical Engineer. Testing shall be performed for approximately every 2 feet in fill thickness or 500 cubic yards of fill placed, whichever occurs first. If specified compaction is not achieved, additional compactive effort, moisture conditioning, and/or removal and recompaction of the fill soils shall be required.</li> <li>• All materials used for asphalt concrete and base shall conform to the 2000 "Green Book" or the equivalent, and shall be compacted to at least 95 percent relative compaction.</li> </ul>			

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p><b>GEOLOGY (continued)</b></p>	<p><b>4.2-23 (continued)</b></p> <ul style="list-style-type: none"> <li>If, in the opinion of the Geotechnical Engineer, Contractor, or Owner, an unsafe condition is created or encountered during grading, all work in the area shall be stopped until measures can be taken to mitigate the unsafe conditions. An unsafe condition shall be considered any condition that creates a danger to workers, on-site structures, on-site construction, or any off-site properties or persons.</li> </ul> <p>The following mitigation measures pertain to the temporary excavation involving the removal of the one-level basement of the existing church building during demolition: Depending on the embedment depth of footings, it is likely that 1 or 2 feet of the excavation for removal of the existing basement will be below the water table.</p> <p><b>4.2-24</b> Water entering the excavation shall be handled by pumping from perimeter ditches and sumps.</p> <p><b>4.2-25</b> Excavation slopes shall be made with an inclination of 1 to 1 (Vertical to Horizontal).</p> <p><b>4.2-26</b> Surcharge loads, such as vehicular traffic, heavy construction equipment, and stockpiled materials, shall be kept away from the top of temporary excavations a horizontal distance at least 5 feet from the excavation. Sloughing of sand slopes and unstable soil zones shall be anticipated within temporary excavations, and workmen shall be adequately protected. Construction equipment and foot traffic shall be kept off excavation slopes to minimize sloughing.</p>			

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p><b>GEOLOGY (continued)</b></p>	<p><b>4.2-27</b> All excavation slopes shall meet the minimum requirements of the Occupational Safety and Health Association (OSHA) Standards. Maintaining safe and stable slopes on excavations is the responsibility of the contractor and shall depend on the nature of the soils and groundwater conditions encountered and the method of excavation. Excavations during construction shall be carried out in such a manner that failure or ground movement shall not occur. The contractor shall perform any additional studies deemed necessary to supplement the information contained in Geotechnical report for the purpose of planning and executing the excavation plan.</p>			
	<p><b>The following mitigation measures pertain to the potential for methane gas hazards at the project site.</b></p>			
	<p><b>4.2-28</b> Buildings or structures adjacent to or within 200 feet (60.96 meters) of active, abandoned or idle oil or gas well(s) shall be provided with methane gas-protection systems per County Building and Safety requirements, as defined in Los Angeles County Building Code Section 110.4.</p>			

Mitigation Monitoring Program

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p><b>NOISE</b></p> <p>Noise levels during some phases of site redevelopment would exceed standards for daytime construction noise as set by the County Noise Ordinance.</p>	<p><b>4.3-1</b> Driven pile driving shall be prohibited. The proposed structure shall be supported on auger pressure grouted displacement (APGD) piles only to help minimize the disrupting effects of noise and vibration normally associated with driven piles.</p> <p><b>4.3-2</b> All construction equipment, fixed or mobile, that is utilized on the site for more than two working days shall be in proper operating condition and fitted with standard factory silencing features. To ensure that mobile and stationary equipment is properly maintained and meets all federal, state and local standards, the applicant shall maintain an equipment log. The log shall document the condition of equipment relative to factory specifications and identify the measures taken to ensure that all construction equipment is in proper tune and fitted with an adequate muffling device. The log shall be submitted to the Los Angeles Department of Public Works and Public Health for review and approval on a quarterly basis. In areas where construction equipment (such as generators and air compressors) is left stationary and operating for more than one day within 100 feet of residential land uses, temporary portable noise structures shall be built. These barriers shall be located between the piece of equipment and sensitive land uses. As the project is constructed, the use of building structures as noise barrier would be sufficient. The County building official or a designee should spot check to ensure compliance. The operator shall brief all employees and subcontractors on noise control guidelines and procedures prior to construction operations.</p>	<p>The applicant shall submit an equipment log to ensure the equipment is properly maintained.</p>	<p>Department of Public Works Building and Safety</p>	<p>Log submitted quarterly and during field inspections</p>

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p><b>NOISE (continued)</b></p>	<p><b>4.3-3</b> All exterior construction activity, including grading, transport of material or equipment and warming-up of equipment, shall be limited to between the hours of 8:00 AM to 5:00 PM, and shall not occur during weekend periods unless approved by the Los Angeles County Department of Public Works. Idling mode of mobile equipment shall be minimized. All equipment not in use longer than 5 minutes shall be turned off, unless proper silencing features are provided. When feasible, hydraulic equipment should be used instead of pneumatic impact tools and electric powered equipment instead of diesel powered equipment for exterior construction work. For smaller equipment such as air-compressors and small pumps, line powered (electric) equipment should be used when feasible. The work schedule shall be posted at the construction site and modified as necessary to reflect deviations approved by the Los Angeles County Building and Safety Division. The County building official or a designee should spot check and respond to complaints.</p>			
	<p><b>4.3-4</b> The project applicant shall post a notice at the construction site and along the proposed truck haul route. The notice shall contain information on the type of project and anticipated duration of construction activity, and shall provide a phone number where people can register questions and complaints. The applicant shall keep a record of all complaints and take appropriate action to minimize noise generated by the offending activity where feasible. A monthly log of noise complaints shall be maintained by the applicant and submitted to the County of Los Angeles Department of Public Health.</p>			

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p><b>AIR QUALITY</b></p> <p>Construction activities associated with the development of the project would have significant impacts because emissions generated by these activities would exceed SCAQMD significance threshold for VOC during construction activities.</p>	<p>The South Coast Air Quality Management District (SCAQMD) has prepared a list of measures to reduce the impacts of construction-related emissions to the greatest extent possible. Those that could be feasibly implemented during the development of the project to mitigate the ambient air impacts for VOC are as follows for architectural coatings:</p> <p>4.4-1 The project Contractor shall use only interior and exterior architectural coatings certified to the SCAQMD Super-Compliant VOC standards. Low-VOC coatings may be used if no feasible Super-Compliant VOC coating is commercially available. Low-VOC coatings are certified to the SCAQMD Rule 1113 (Architectural Coatings) standards while Super-Compliant VOC coatings are reformulated to levels below the standards.</p> <p>4.4-2 The Contractor shall avoid non-essential architectural coating during the peak smog season: July, August, and September.</p> <p>4.4-3 The Contractor shall keep architectural coatings lids closed on all containers when not in use to prevent VOC emissions and excessive odors.</p> <p>4.4-4 The Contractor shall keep all paint and solvent laden rags in sealed containers to prevent VOC emissions.</p>	<p>The applicant shall submit a construction materials plan to ensure use of low-VOC coatings.</p>	<p>Department of Public Works</p>	<p>Prior to issuance of a building permit and on going during construction</p>

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<b>TRAFFIC AND ACCESS</b>				
No analyzed intersection would be significantly impacted by the proposed project under Future Year 2013 Conditions with the exception of the intersection of Grosvenor Boulevard and Jefferson Boulevard during the morning peak hour. Therefore, the project would result in a significant cumulative impact prior to mitigation.	<p><b>4.5-1</b> A traffic signal including the provision of an Automated Traffic Surveillance and Control (ATSAAC) System and Adaptive Traffic Control System (ATCS) shall be installed at the intersection of Grosvenor Boulevard/Jefferson Boulevard, prior to the issuance of a certificate of occupancy. The project shall be solely responsible for the design and construction of the new traffic signal at this intersection. The design and construction phases shall be processed through a B-permit issued by the City of Los Angeles' Department of Public Works, Bureau of Engineering.</p>	Submittal of plan for review	City of Los Angeles, Bureau of Engineering	Prior to issuance of certificate of occupancy
<b>VISUAL RESOURCES</b>				
Reflective surfaces on the proposed structures could impact adjacent residents.	<p><b>4.6-1</b> Proposed building materials, paint colors, wrought iron balconies and rails shall not be constructed with highly reflective material.</p>	Submittal and approval of landscape and final design plans	Department of Regional Planning	Prior to issuance of building permit
Interior lighting of the parking structure and headlamp illumination within the parking structure have the potential to adversely impact residents of the existing apartment build situated south of the project site.	<p><b>4.6-2</b> Exterior lighting and lighting within the parking structure shall be shielded to prevent light from spilling over onto adjacent properties. Exterior lighting and internal parking structure lighting plans shall be submitted to and approved by the Los Angeles County Department of Regional Planning prior to construction.</p>			
	<p><b>4.6-3</b> Exterior landscape plans and plans for the parking structure vegetated screen shall be submitted to and approved by the Los Angeles County Department of Regional Planning prior to construction.</p>			

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<b>HYDROLOGY AND WATER QUALITY</b>				
<p>Upon completion of the proposed project, the project site would be covered with non-erosive surfaces, including roofs, pavement, and/or permanent vegetation, which would reduce sediment in site runoff. As a result, the potential for post-development sedimentation would be reduced or eliminated and impacts associated with project operation are not significant.</p>	<p><b>4.7-1</b> A final drainage plan, final grading plan, NPDES permit and SWPPP (including an erosion control plan if required) shall be prepared by the applicant to ensure that no significant erosion, sedimentation, or flooding impacts would occur during or after redevelopment of the project sites. These plans shall include source control Best Management Practices (BMPs) that address non-stormwater discharges, waste handling and disposal, safer alternative products, building/grounds maintenance, building repair/construction, parking/storage area maintenance, drainage system maintenance, site design, landscape planning, efficient irrigation and storm drainage signage. Additionally, these plans will include site design BMPs to minimize impervious area, maximize permeability (C-Factor Reduction), and minimize directly connected impervious areas. These plans shall be prepared to the satisfaction of the Regional Water Quality Control Board and Los Angeles County Department of Public Works, Flood Control Division prior to the issuance of grading, demolition, or building permits.</p>	<p>The applicant shall submit a final drainage plan and final grading plan</p>	<p>Department of Public Works</p>	<p>Prior to issuance of demolition and grading permits</p>
<b>SOLID WASTE SERVICE</b>				
<p>Demolition of existing uses would generate approximately 15,000 cubic yards (cy) of demolition debris.</p>	<p><b>4.9-1</b> The Millennium-Playa del Mar Apartments project shall comply with Title 20, Chapter 20.87, of the Los Angeles County Code, Construction and Demolition Debris Recycling. The project proponent shall also provide a Waste Management Plan to recycle, at a minimum, 50 percent of the construction and demolition debris. The Waste Management Plan shall be provided to the County of Los Angeles Department of Public Works for review and approval, prior demolition.</p>	<p>The applicant shall submit a Recycling and Reuse Plan</p>	<p>Department of Public Works</p>	<p>Prior to issuance of demolition and grading permits</p>

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p><b>SOLID WASTE SERVICE (continued)</b></p> <p>4.9-2. The proposed Millennium-Playa del Mar Apartments project would generate a net increase over existing uses of approximately 853.2 pounds per day, or about 156.9 tons per year, of solid waste. These quantities represent a worst-case scenario, with no recycling activities in place. However, project uses would be required to provide adequate areas for collecting and loading recyclable materials in accordance with the County's model ordinance to reduce the volume of solid waste entering landfills. This recycling, implemented in concert with the Countywide efforts and programs, would reduce the volume of solid waste generated by the project and entering landfills.</p>	<p>4.9-2. To reduce the volume of solid and hazardous waste generated by the operation of the project, a solid waste management plan shall be developed by the Millennium-Playa del Mar Apartments project applicant. This plan shall be reviewed and approved by the County of Los Angeles Department of Public Works and shall be made available to all new residents. The plan shall identify methods to promote recycling and re-use of materials, as well as safe disposal consistent with the policies and programs contained within the County of Los Angeles Source Reduction and Recycling Element. Methods shall include locating recycling bins in proximity to dumpsters used by future on-site residents.</p>	<p>The applicant shall submit a solid waste management plan.</p>	<p>Department of Public Works</p>	<p>Prior to issuance of demolition and grading permits</p>