Hearing Officer Transmittal Checklist

Hearing Date
2/19/2013
Agenda Item No.
8

Project Number: R2010-01085-(1)

Case(s): Conditional Use Permit No. 201000114
Parking Permit No. 20100007

Planner: Maral Tashjian

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☒ Correspondence
- ☒ Environmental Documentation (ND)
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use/Zoning Map
- ☒ Site Plan / Floor Plans / Elevations

Reviewed By: _____

Department *of* Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT SUMMARY

PROJECT NUMBER
R2010-01085-(1)

HEARING DATE
February 19, 2013

REQUESTED ENTITLEMENTS
Conditional Use Permit No. 201000114
Parking Permit No. 20100007
Environmental Assessment No. 20100051

OWNER / APPLICANT
21st Century Capital Investments

MAP/EXHIBIT DATE
September 22, 2012

PROJECT OVERVIEW

The subject property is currently developed with a duplex on a hillside rectangular parcel that fronts on two streets, Service Street to the north and Wooline Drive to the south. The two existing dwelling units, one of which is not permitted, are accessed from Service Street. The proposed project includes the retroactive approval of the second unit, and a new proposed third dwelling unit, to be accessed from Wooline Drive. The requested entitlements include a conditional use permit for development in a hillside area (25% slope or greater), a parking permit to waive the requirement for covered parking for the proposed third unit, and a waiver to setback standards and to the Community Standard District 50% front yard landscaping requirement.

LOCATION
4182 Service Street, East Los Angeles

ACCESS
Service Street and Wooline Drive

ASSESSORS PARCEL NUMBER(S)
5226-017-029

SITE AREA
5,116.6 Square Feet (0.12 acre)

GENERAL PLAN / LOCAL PLAN
East Los Angeles Community Plan

ZONED DISTRICT
City Terrace

LAND USE DESIGNATION
MD (Medium Density Residential, 30 du/ac)

ZONE
R-3 (Limited Multiple Residence)

PROPOSED UNITS
3 DU

MAX DENSITY/UNITS
3 DU

COMMUNITY STANDARDS DISTRICT
East Los Angeles Community Standards District

ENVIRONMENTAL DETERMINATION (CEQA)
Negative Declaration

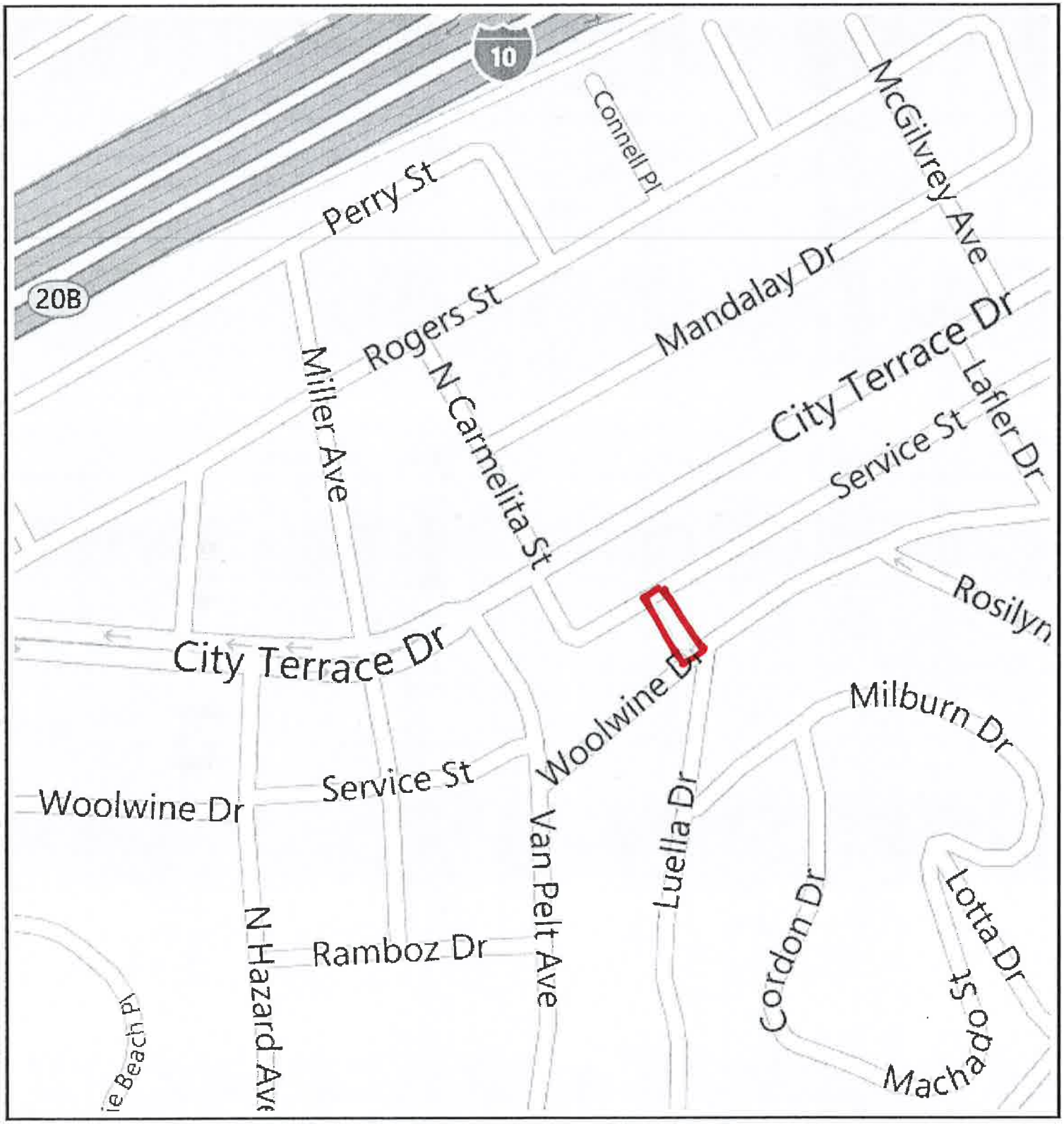
KEY ISSUES

- Consistency with the East Los Angeles Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.56.215.F.1 (Hillside Management CUP Burden of Proof Requirements)
  - 22.56.1020 (Parking Permit Burden of Proof Requirements)
  - 22.44.118 (East Los Angeles CSD requirements)
  - 22.20, Part 4 (R-3 Development Standards: Height Limit, Dwelling Unit Density, Yards, Parking)

CASE PLANNER:
Maral Tashjian

PHONE NUMBER:
(213) 974 - 6435

E-MAIL ADDRESS:
mtashjian@planning.lacounty.gov



Department of Regional Planning

4182 Service Street, East Los Angeles

Printed: Feb 06, 2013

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ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the retroactive approval of an unpermitted second dwelling unit, the construction of a third dwelling unit in a hillside area (25% slope or greater), modification of setback standards, and a waiver to the Community Standard District's front yard landscaping requirement in the R-3 (Limited Multiple Residence) Zone pursuant to County Code Section 22.56.215.
- Parking Permit to waive the requirement for covered parking pursuant to County Code Section 22.56.1020.

PROJECT DESCRIPTION

The proposed project consists of the construction of a third dwelling unit (Unit #3), three-car garage, and suspended driveway/drive deck. Proposed grading for the new construction includes 47 cubic yards of cut and 60 cubic yards of fill, for a total of 107 cubic yards. Thirteen cubic yards of fill would be imported from off-site.

The project also includes the retroactive approval of unpermitted modifications and additions to the existing two dwelling units on the property (Unit #1 and #2).

SITE PLAN DESCRIPTION

The site plan depicts a rectangular hillside parcel with frontages on Service Street to the north and Wooline Drive to the south. The property is developed with an existing 1,822 square-foot, two-story duplex (Unit #1 and #2) on the northern portion of the property, which is accessed from Service Street. Unit #1, at 710 square feet, contains one bedroom and one bathroom and is located on the ground floor. Unit #2, at 1,112 square feet, contains three bedrooms and one bathroom and is located on the second floor.

Proposed Unit #3 is located on the southern portion of the property and would be accessed from Wooline Drive via a suspended driveway/drive deck. Access to Wooline Drive currently does not exist. The drive deck would connect to a 640 square foot garage which is located on the second floor of the proposed structure. The living quarters, a 1,140 square foot space containing two bedrooms and one bathroom would be located directly below the garage.

EXISTING ZONING

The subject property is zoned R-3 (Limited Multiple Residence), in the City Terrace Zoned District.

Surrounding properties are zoned as follows:
North: C-3 (Unlimited Commercial), R-3
South: R-2 (Two-Family Residence), R-1 (Single-Family Residence)
East: C-3, R-3, R-2, R-1
West: R-3, C-3

EXISTING LAND USES

The subject property is developed with two dwelling units.

Surrounding properties are developed as follows:
North: Single- and Multi-family Residential, Commercial
South: Single- and Multi-family Residential
East: Single- and Multi-family Residential, Commercial
West: Single- and Multi-family Residential, Commercial

PREVIOUS CASES/ZONING HISTORY

Plot Plan No. 201000165 to legalize one bedroom in an existing dwelling unit, one new dwelling unit, and garage was withdrawn by the applicant. The proposed project was modified and resubmitted under Conditional Use Permit No. 201000114 and Parking Permit No. 20100007.

Staff requested that the applicant provide building permits for the existing unpermitted construction to Unit #1 and #2. According to the applicant, applications have been submitted to Building and Safety, however the building permits are pending the approval of this Conditional Use Permit (CUP No. 201000114). A condition of approval is included that requires the applicant to acquire all necessary building permits for all existing unpermitted construction at the site.

ENVIRONMENTAL DETERMINATION

The Los Angeles County ("County") Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there is no evidence that the project may have a significant impact on the environment.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the MD (Medium Density Residential, 30 du/ac) land use category of the East Los Angeles Community Plan. This land use designation is intended for areas suited for apartments and other multi-family housing, generally not exceeding three stories in height. The maximum density is 30 dwelling units per net acre. At 0.12 acre, the maximum permitted density is three (3) dwelling units. The proposed third dwelling unit is therefore within the maximum permitted density of the underlying land use category.

The following policies of the Community Plan are applicable to the proposed project:

- *Preserve the integrity of hillside areas through low density development, regulating the intensity of development through a careful review process. (Land Use, pg. 2)*

  The applicant has applied for a conditional use permit in compliance with the Hillside Management Ordinance.

- *Hillside developments should be designed to maximize view opportunities and minimize geological and soil hazards. Additionally, this type of development should be compatible with the surrounding natural environment and minimize the amount of land alteration. (Land Use, pg. 3)*

  The proposed structure is 16 feet high above grade along Wooline Drive. The local community plan permits up to 35 feet in height in the Medium Density Residential land use category, therefore the proposed structure is below, and is consistent with the height standards of the local community plan. The proposed structure is typical to the development in the area, and would not degrade the existing visual character or quality of the site, and or the view of the hillside, because of height, bulk, pattern, scale, or character.

- *Encourage infill development in residential neighborhoods which is compatible with the density of existing development. (Land Use, pg. 2)*

  The proposed addition of a third dwelling unit qualifies as "infill development", is consistent with the permitted density designation for the area, and is compatible with the character and density of the surrounding community.

- *Limit new development to the densities designated on the Land Use Plan map by establishing zones and standards which correspond to the Land Use Plan map. (Land Use, pg. 2)*

  The proposed density does not exceed the permitted density of the underlying land use category and zone.

- *New development should be designed so as to minimize landslide hazards. (Safety, pg. 4)*

  The project site is located within an urbanized hillside area and is partially located within a mapped landslide area. The Department of Public Works has reviewed and conditionally approved the proposed project and may require the preparation of a geology or geotechnical report to address any potential concerns related to potential landslides prior to issuance of any building permits.

<u>Zoning Ordinance and Development Standards Compliance</u>
Pursuant to Section 22.20, Part 4 of the County Code, establishments in the R-3 (Limited Multiple Residence) Zone are subject to the following development standards:

- **Density.** Pursuant to Section 22.20.310, properties in the R-3 zone shall not exceed 30 units per net acre. At 0.12 acre, the maximum permitted density for the subject property is up to three (3) dwelling units. The applicant's proposal of three (3) dwelling units does not exceed the permitted density of the underlying zoning.

- **Setback Standards (Yards).** Pursuant to Section 22.20.320, properties in the R-3 zone are required to have front yards with a depth of no less than 15 feet, interior side yards with a depth of no less than five feet, and rear yards with a depth of no less than 15 feet.

  Since the property is 40 feet wide, it qualifies for an exception for narrow lots (Section 22.48.100) which would permit a reduction in the required interior side yard setback to a minimum of 4 feet. The proposed suspended drive deck structure and adjoining stairwell are located within the required yard setbacks. Due to the topography of the site, and the necessity for the structures within these setback areas, the applicant is requesting a modification to setback standards to accommodate the request.

- **Parking.** Per Section 22.52.1180, Part A, the proposed project requires five covered parking spaces and one uncovered parking space; a total of six parking spaces. The proposed project provides a three-car garage and three uncovered parking spaces. Per Section 22.52.1180, Part C, uncovered parking spaces may be developed where specifically allowed by an approved parking permit. Hence the applicant has applied for a parking permit to allow a deficiency in covered parking.

Pursuant to Section 22.44.118 of the County Code, establishments in the East Los Angeles Community Standards District (CSD) are subject to the following development standards:

- **Fences.** A six-foot tall chain link fence exists along the property boundary fronting Wooline Drive. The CSD requires that fences up to six feet in height be wrought iron style fences, therefore a condition of approval is included to install a wrought iron style fence in place of the chain link fence. The spacing between the wrought iron bars shall be of an appropriate width for the safety of pedestrians.

- **Building height.** The maximum building height permitted in the R-3 zone in the CSD is 35 feet. The existing and proposed building heights are less than thirty feet, and therefore the proposed project is consistent with this requirement.

- **Landscaping.** Due to the topography of the property and the need for a suspended driveway, the project cannot meet the 50 percent minimum front yard landscaping requirement and therefore a waiver to this requirement is included in this entitlement request. A condition of approval is included to require the planting of trees or other vegetation on either side of the drive deck, that would grow to a height visible from the street level.

Pursuant to Section 22.56.215 of the County Code, a conditional use permit (CUP) is required when a property contains any area with a natural slope of 25 percent or more in an urban hillside management area and is proposed to be developed with residential

uses at a density exceeding the midpoint of the range of densities established by an adopted areawide, community or specific plan. The proposed project exceeds the midpoint density, therefore the applicant is requesting a CUP for the construction of the third dwelling unit.

- **Application Requirements.** Pursuant to Section 22.56.215, Part D.2.a., an application for a hillside management CUP must include a geology and soil reports indicating active or potentially active faults at and near the proposed site and the stability of the area within the various slope categories used in this section. The applicant did not submit this document to Regional Planning staff or to staff from the Department of Public Works, and therefore the requirement is included in the conditions of approval (Department of Public Works letter dated December 18, 2012).

Neighborhood Impact/Land Use Compatibility

The project site is located in an urbanized hillside area in the unincorporated community of East Los Angeles. The site is surrounded by single and multi-family residences to the south and a commercial strip that runs along City Terrace Drive (an existing Secondary Highway – Los Angeles County Master Plan of Highways) to the north. The San Bernardino 10 Freeway is located less than a mile to the north.

The proposed project is consistent with the permitted density designation for the area, and is compatible with the character and density of the surrounding uses. It is staff's opinion that the proposed project, as conditioned, would compatible with the surrounding uses and would not be detrimental to the health, safety and welfare of the surrounding community.

Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 22.56.040 (Conditional Use Permit), 22.56.215.F.1 (Hillside Management), and 22.56.1020 (Parking Permit) of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff received correspondence from the following departments which recommend approval for the project with conditions:

- Public Works, letter dated December 18, 2012
- Fire, letter dated March 1, 2012
- Parks and Recreation, letter dated February 16, 2012
- Public Health, letter dated November 19, 2010

LEGAL NOTIFICATION AND PUBLIC OUTREACH

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

PUBLIC COMMENTS
Staff has not received any comments at this time.

FEES/DEPOSITS
If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

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

Staff recommends approval of Project Number R2010-01085-(1), Conditional Use Permit No. 201000114 and Parking Permit No. 20100007, subject to the attached conditions.

SUGGESTED APPROVAL ACTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, ADOPT THE NEGATIVE DECLARATION PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NO. 201000114 AND PARKING PERMIT NO. 20100007 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Maral Tashjian, Regional Planning Assistant II, Zoning Permits East
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East

Attachments:
Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Environmental Document
Site Photographs, Photo Simulations, Aerial Image
Site Plan, Land Use Map

MM:MT
2/5/2013

DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2010-01085-(1)
CONDITIONAL USE PERMIT NO. 201000114
PARKING PERMIT NO. 20100007

1. **ENTITLEMENT(S) REQUESTED.** The applicant, 21st Century Capital Investments, is requesting a Conditional Use Permit (CUP) and Parking Permit to authorize the retroactive approval of an unpermitted second dwelling unit, the construction of a third dwelling unit in a hillside area, modification of setback standards, a waiver to the Community Standard District development standards, and a waiver to the requirement for covered parking pursuant to County Code Sections 22.56.215 and 22.56.1020 in the R-3 (Limited Multiple Residence) Zone.

2. **HEARING DATE.** February 19, 2013

3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *To be inserted after the public hearing to reflect hearing proceedings.*

4. **PROJECT DESCRIPTION.** The proposed project consists of the construction of a third dwelling unit (Unit #3), three-car garage, and suspended driveway/drive deck. Proposed grading for the new construction includes 47 cubic yards of cut and 60 cubic yards of fill, for a total of 107 cubic yards. Thirteen cubic yards of fill would be imported from off-site.

   The project also includes the retroactive approval of unpermitted modifications and additions to the existing two dwelling units on the property (Unit #1 and #2).

5. **LOCATION.** The project site is located at 4182 Service Street, East Los Angeles (APN No. 5226-017-029) in the City Terrace Zoned District, in the East Los Angeles Community Standards District area.

6. **SITE PLAN DESCRIPTION.** The site plan depicts a rectangular hillside parcel with frontages on Service Street to the north and Wooline Drive to the south. The property is developed with an existing 1,822 square-foot, two-story duplex (Unit #1 and #2) on the northern portion of the property, which is accessed from Service Street. Unit #1, at 710 square feet, contains one bedroom and one bathroom and is located on the ground floor. Unit #2, at 1,112 square feet, contains three bedrooms and one bathroom and is located on the second floor.

   Proposed Unit #3 is located on the southern portion of the property and would be accessed from Wooline Drive via a suspended driveway/drive deck. Access to Wooline Drive currently does not exist. The drive deck would connect to a 640 square foot garage which is located on the second floor of the proposed structure. The living quarters, a 1,140 square foot space containing two bedrooms and one bathroom would be located directly below the garage.

7. **EXISTING ZONING.** The subject property is zoned R-3 (Limited Multiple Residence), in the City Terrace Zoned District. Surrounding properties are zoned as follows:

   North: C-3 (Unlimited Commercial), R-3
   South: R-2 (Two-Family Residence), R-1 (Single-Family Residence)
   East: C-3, R-3, R-2, R-1
   West: R-3, C-3

8. **EXISTING LAND USES.** The subject property is developed with two dwelling units. Surrounding properties are developed as follows:

   North: Single- and Multi-family Residential, Commercial
   South: Single- and Multi-family Residential
   East: Single- and Multi-family Residential, Commercial
   West: Single- and Multi-family Residential, Commercial

9. **PREVIOUS CASES/ZONING HISTORY.** Plot Plan No. 201000165 to legalize one bedroom in an existing dwelling unit, one new dwelling unit, and garage was withdrawn by the applicant. The proposed project was modified and resubmitted under Conditional Use Permit No. 201000114 and Parking Permit No. 20100007.

   Staff requested that the applicant provide building permits for the existing unpermitted construction to Unit #1 and #2. According to the applicant, applications have been submitted to Building and Safety, however the building permits are pending the approval of this Conditional Use Permit (CUP No. 201000114). A condition of approval is included that requires the applicant to acquire all necessary building permits for all existing unpermitted construction at the site.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the MD (Medium Density Residential, 30 du/ac) land use category of the East Los Angeles Community Plan. This land use designation is intended for areas suited for apartments and other multi-family housing, generally not exceeding three stories in height. The maximum density is 30 dwelling units per net acre. At 0.12 acre, the maximum permitted density is three (3) dwelling units. The proposed third dwelling unit is therefore within the maximum permitted density of the underlying land use category.

    The following policies of the Community Plan are applicable to the proposed project:

    • Preserve the integrity of hillside areas through low density development, regulating the intensity of development through a careful review process. (Land Use, pg. 2)

The applicant has applied for a conditional use permit in compliance with the Hillside Management Ordinance.

• Hillside developments should be designed to maximize view opportunities and minimize geological and soil hazards. Additionally, this type of development should be compatible with the surrounding natural environment and minimize the amount of land alteration. (Land Use, pg. 3)

The proposed structure is 16 feet high above grade along Wooline Drive. The local community plan permits up to 35 feet in height in the Medium Density Residential land use category, therefore the proposed structure is below, and is consistent with the height standards of the local community plan. The proposed structure is typical to the development in the area, and would not degrade the existing visual character or quality of the site, and or the view of the hillside, because of height, bulk, pattern, scale, or character.

• Encourage infill development in residential neighborhoods which is compatible with the density of existing development. (Land Use, pg. 2)

The proposed addition of a third dwelling unit qualifies as "infill development", is consistent with the permitted density designation for the area, and is compatible with the character and density of the surrounding community.

• Limit new development to the densities designated on the Land Use Plan map by establishing zones and standards which correspond to the Land Use Plan map. (Land Use, pg. 2)

The proposed density does not exceed the permitted density of the underlying land use category and zone.

• New development should be designed so as to minimize landslide hazards. (Safety, pg. 4)

The project site is located within an urbanized hillside area and is partially located within a mapped landslide area. The Department of Public Works has reviewed and conditionally approved the proposed project and may require the preparation of a geology or geotechnical report to address any potential concerns related to potential landslides prior to issuance of any building permits.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Pursuant to Section 22.20, Part 4 of the County Code, establishments in the R-3 (Limited Multiple Residence) Zone are subject to the following development standards:

• Density. Pursuant to Section 22.20.310, properties in the R-3 zone shall not exceed 30 units per net acre. At 0.12 acre, the maximum permitted density for the

subject property is up to three (3) dwelling units. The applicant's proposal of three (3) dwelling units does not exceed the permitted density of the underlying zoning.

• Setback Standards (Yards). Pursuant to Section 22.20.320, properties in the R-3 zone are required to have front yards with a depth of no less than 15 feet, interior side yards with a depth of no less than five feet, and rear yards with a depth of no less than 15 feet.

Since the property is 40 feet wide, it qualifies for an exception for narrow lots (Section 22.48.100) which would permit a reduction in the required interior side yard setback to a minimum of 4 feet. The proposed suspended drive deck structure and adjoining stairwell are located within the required yard setbacks. Due to the topography of the site, and the necessity for the structures within these setback areas, the applicant is requesting a modification to setback standards to accommodate the request.

• Parking. Per Section 22.52.1180, Part A, the proposed project requires five covered parking spaces and one uncovered parking space; a total of six parking spaces. The proposed project provides a three-car garage and three uncovered parking spaces. Per Section 22.52.1180, Part C, uncovered parking spaces may be developed where specifically allowed by an approved parking permit. Hence the applicant has applied for a parking permit to allow a deficiency in covered parking.

Pursuant to Section 22.44.118 of the County Code, establishments in the East Los Angeles Community Standards District (CSD) are subject to the following development standards:

• Fences. A six-foot tall chain link fence exists along the property boundary fronting Wooline Drive. The CSD requires that fences up to six feet in height be wrought iron style fences, therefore a condition of approval is included to install a wrought iron style fence in place of the chain link fence. The spacing between the wrought iron bars shall be of an appropriate width for the safety of pedestrians.

• Building height. The maximum building height permitted in the R-3 zone in the CSD is 35 feet. The existing and proposed building heights are less than thirty feet, and therefore the proposed project is consistent with this requirement.

• Landscaping. Due to the topography of the property and the need for a suspended driveway, the project cannot meet the 50 percent minimum front yard landscaping requirement and therefore a waiver to this requirement is included in this entitlement request. A condition of approval is included to require the planting of trees or other vegetation on either side of the drive deck, that would grow to a height visible from the street level.

Pursuant to Section 22.56.215 of the County Code, a conditional use permit (CUP) is required when a property contains any area with a natural slope of 25 percent or

more in an urban hillside management area and is proposed to be developed with residential uses at a density exceeding the midpoint of the range of densities established by an adopted areawide, community or specific plan. The proposed project exceeds the midpoint density, therefore the applicant is requesting a CUP for the construction of the third dwelling unit.

• Application Requirements. Pursuant to Section 22.56.215, Part D.2.a., an application for a hillside management CUP must include a geology and soil reports indicating active or potentially active faults at and near the proposed site and the stability of the area within the various slope categories used in this section. The applicant did not submit this document to Regional Planning staff or to staff from the Department of Public Works, and therefore the requirement is included in the conditions of approval (Department of Public Works letter dated December 18, 2012).

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The project site is located in an urbanized hillside area in the unincorporated community of East Los Angeles. The site is surrounded by single and multi-family residences to the south and a commercial strip that runs along City Terrace Drive (an existing Secondary Highway – Los Angeles County Master Plan of Highways) to the north. The San Bernardino 10 Freeway is located less than a mile to the north.

    The proposed project is consistent with the permitted density designation for the area, and is compatible with the character and density of the surrounding uses. The proposed project, as conditioned, would compatible with the surrounding uses and would not be detrimental to the health, safety and welfare of the surrounding community.

13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The following departments sent correspondence recommending approval for the project with conditions:
    • Public Works, letter dated December 18, 2012
    • Fire, letter dated March 1, 2012
    • Parks and Recreation, letter dated February 16, 2012
    • Public Health, letter dated November 19, 2010

14. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

15. **PUBLIC COMMENTS.** No comments were received from the public.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

16. The project site is located within the MD (Medium Density Residential, 30 du/ac) land use category of the East Los Angeles Community Plan. This land use designation is intended for areas suited for apartments and other multi-family housing, generally not exceeding three stories in height. The maximum density is 30 dwelling units per net acre. At 0.12 acre, the maximum permitted density is three (3) dwelling units.

    Therefore, the proposed use will be consistent with the adopted general plan for the area.

17. The proposed project, as conditioned, is consistent with the permitted density designation for the area, and is compatible with the character and density of the surrounding uses.

    Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

18. As conditioned, the proposed project is in compliance with the development standards in the Zoning Code.

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

19. The project site is accessed from Wooline Drive and Service Street, two fully improved collector streets.

    Therefore, 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.

PARKING PERMIT SPECIFIC FINDINGS

20. No reduction in required parking is proposed; only a reduction in the number of covered parking spaces.

    Therefore, the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.

21. As conditioned, the proposed project is in compliance with the development standards in the Zoning Code.
    Therefore, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in the Zoning Code.

ENVIRONMENTAL DETERMINATION

22. Staff prepared an Initial Study that concluded that there is no evidence that the project may have a significant impact on the environment.

    Therefore, the Los Angeles County ("County") Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

23. **TERM LIMIT.** Due to the residential nature of the project, no term limit is proposed.

24. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

WITH RESPECT TO THE CONDITIONAL USE PERMIT:

A. That the proposed use will be consistent with the adopted general plan for the area; and

B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

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 this Title 22, of 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 by other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit No. 201000114 as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

WITH RESPECT TO THE PARKING PERMIT:

E. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property; and
F. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in the Zoning Code.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Parking Permit No. 20100007as set forth in Section 22.56.1020 of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer, having considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 201000114 and Parking Permit No. 20100007 is Approved subject to the attached conditions.

ACTION DATE: February 19, 2013

MM:MT
2/7/2013

c: Hearing Officer, Zoning Enforcement, Building and Safety

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2010-01085-(1)
CONDITIONAL USE PERMIT NO. 201000114
PARKING PERMIT NO. 20100007

PROJECT DESCRIPTION

The project is for the retroactive approval of an unpermitted second dwelling unit, the construction of a third dwelling unit in a hillside area, modification of setback standards, and a waiver to the Community Standard District development standards, and a parking permit to waive the requirement for covered parking, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. 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 No. 7, and until all required monies have been paid pursuant to Condition Nos. 10, and 12. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 12 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

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 limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the 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 make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the

costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a 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 permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. 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 the sum of **$800.00**. 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 fund provides for **four (4) 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.

11. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.

12. Within three (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 **$2,231.25** ($2,156.25 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

13. 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 ("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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

14. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

15. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

16. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

17. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

18. All structures, walls and fences open to public view shall remain free of graffiti or other 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.

    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 notification 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.

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, **three (3) copies of** a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.

20. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) 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(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS – PARKING PERMIT

21. The permittee shall provide parking as required by the County Code, calculated at the residential parking ratio. The proposed project would require not less than six (6) spaces (5 covered, 1 uncovered) be provided based on the applicable ratio. This grant authorizes a reduction in the number of required covered parking spaces to **three (3) covered spaces, and three (3) uncovered spaces**.

    If the residential use substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

PROJECT SITE SPECIFIC CONDITIONS

22. This grant shall authorize the retroactive approval of an unpermitted second dwelling unit, the construction of a third dwelling unit in a hillside area, modification of setback standards, and a waiver to the Community Standard District's fifty percent minimum front yard landscaping requirement.

23. All fencing installed along Wooline Drive shall be of a wrought iron style fence, and designed in a safe manner for pedestrians.

24. The permittee shall acquire all necessary building permits for all existing unpermitted construction at the site.

25. The permittee shall plant trees or vegetation on either side of the suspended drive deck, which will grow to a height visible from the street level.

26. The proposed dwelling unit shall be connected to public water and public sewer.

27. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated December 18, 2012.

28. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated March 1, 2012.

Attachments:
Fire Department Letter dated March 1, 2012
Public Works Department Letter dated December 18, 2012

10-01( )5

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

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

1- MOST LOTS IN THIS AREA ARE R-3, MULTI-UNITS USE AND ALLOWING THIS USE WILL BE CONSISTANT WITH SURROUNDING.
2- CONSTRUCTION OF A NEW UNIT WILL HELP IN INCREASE IN VALUE OF OTHER UNITS
3- PROJECT WILL PROVIDE ADDITIONAL PARKING IN THE AREA.

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

SIZE OF THE PROPOSED SITE IS ADEQUATE IN SIZE AND SHAPE TO ACCOMODATE THE YARDS, WALLS, FENCES, PARKING AND LANDSCAPING AND OTHER DEVELOPMENT FEATURES. THIS LOT WILL PROVIDE 6 PARKING SPACES THAT IS NEEDED AND REMOVE A BURDEN FROM THE STREET BY ON SITE PARKING

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

THIS SITE IS ADEQUATELY SERVED BY STREETS OF SUFFICIENT WIDTH TO CARRY THE TRAFFIC GENERATED BY THE USE. ALLOWING THE USE MAKE THE PROJECT ACCESSIBLE FROM BOTH, SEVICE ST. AND WOOLWINE STREET.

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Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

PARKING PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.1020, the applicant shall substantiate the following:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages.

A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52.

THE REQUIRED PARKING WILL BE PROVIDED. CURRENTLY THE EXISTING UNIT HAS NO ON-SITE PARKING, AND ALL PARKING IS OFF-SITE.

B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces.

THERE WILL BE NO CONFLICTS. ANY MODIFICATION TO ALLOW ADDITIONAL ON-SITE PARKING SPACES IS DIRECT AND PROPER DECISION. THERE IS A NEED FOR PARKING SPACES IN THIS AREA, AND ABILITY TO PARK ON A SPACE.

C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking lots will provide the required parking for uses.

IN THE SURROUNDING THERE IS IN-ADEQUATE OFF-SITE PARKING. ALLOWING TO PARK ON THE REAR YARDS IS A MUST AND PROPER SOLUTION TO THE CONDITION OF THE AREA.

D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property.

CURRENT UNIT HAS NO PARKING. ALLOWING THE USE WILL PROVIDE ADEQUATE PARKING AND REMOVES ADDITIONAL PARKING FROM THE OFF-SITE & STREET PROVIDING LESS CONJESTED STREETS FOR TRAFFIC

E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this ordinance.

SIZE OF THE PROPOSED LOT IS ADEQUATE IN SIZE & SHAPE TO ACCOMADATE THE YARDS, FENCES, PARKING AND LANDSCAPING, AND OTHER DEVELOPMENT FEATURES OF THE PROJECT.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

HILLSIDE MANAGEMENT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.215.F, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow or erosion hazard.

THERE IS NO SIGNIFICANT GEOLOGICAL, SEISMIC, SLOPE INSTABILITY ISSUE AT THE SITE. THE WORK IS LIMITED TO A SURFACE GRADING & RE-COMPATION OF THE TOP SOIL

B. That the proposed project is compatible with the natural biotic, cultural, scenic, and open space resources of the area.

THE PROJECT IS CONSISTANT WITH CONSTRUCTION IN HILLSIDE AND IS COMPATABLE WITH EXISTING CONSTRUCTION IN THE AREA

C. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with objectives and policies of the General Plan.

THIS PROJECT IS WITHIN A BLOCK FROM CITY TERRACE DR. A VERY ACTIVE COMMERCIAL STREET, WITH ESSENTIAL PUBLIC SERVICES.

D. The proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents.

STOCK OF HOUSING IN THE AREA IS FAIRLY OLD (1920-1940). PROPOSED ADDITION PROVIDE A REFRESHED LOOK, ATTHOUGH CONSISTANT WITH THE EXISTING STILES.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

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

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

December 18, 2012

IN REPLY PLEASE
REFER TO FILE: LD-2

TO: Maria Masis
Zoning Permits East Area Section
Department of Regional Planning

Attention Maral Tashjian

FROM: Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201000114
PROJECT NO. R2010-01085
4182 SERVICE ROAD
ASSESSOR'S MAP BOOK NO. 5226, PAGE 17, PARCEL NO. 29
UNINCORPORATED COUNTY AREA OF CITY TERRACE

☒ Public Works recommends approval of this CUP.

☐ Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the CUP in the unincorporated County area of City Terrace, located at 4182 Service Street. The project is located in an R-3 Zone with an existing 1638-square-foot, 2-unit building. The CUP is to legalize unit 2 and to construct a third unit on-site in a hillside management (slopes steeper than 25 percent) area. The project will create six additional off-street parking stalls within the front yard setback.

Public Works recommends approval of the CUP with the following conditions:

1. Road

   1.1 Construct driveway approaches to the site to the satisfaction of Public Works. Relocate any affected utilities/catch basins. Please note that should the construction of the driveway require modification to the existing retaining wall located on the north side of Woolwine Drive (south side of property), a separate review may be required to evaluate the structural impacts to the satisfaction of Public Works. Should it be determined that the modification to the wall causes adverse impacts, the applicant shall be responsible for modifying the driveway design to alleviate any concern.

1.2 Permission is granted to waive the additional right of way on Service Street (right of way to remain at 10 feet from centerline), along property frontage, due to title limitations and the existing pattern of the surrounding neighborhood.

1.3 Permission is granted to waive the additional right of way on Woolwine Drive (right of way to remain at 15 feet from centerline), along property frontage, due to title limitations and the existing pattern of the surrounding neighborhood.

1.4 Repair any improvements damaged during construction to the satisfaction of Public Works.

1.5 Submit street improvement plans and acquire street plan approval or direct check status before obtaining a grading permit.

1.6 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Matthew Dubiel at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

2. Grading

2.1 Submit a grading plan to Public Works 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. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder(s) approvals.

2.2 A maintenance agreement may be required prior to grading plan approval for privately maintained drainage devices including any on-site SUSMP.

2.3 Obtain soil/geology approval (if applicable) of the grading plan from Public Works' Geotechnical and Materials Engineering Division.

2.4 Obtain and submit any jurisdictional permits (if required).

2.5 Obtain and submit drainage acceptance letters (if applicable) from all impacted off-site owners. In addition, should off-site grading be necessary, it shall be the sole responsibility of the applicant to obtain all of the necessary off-site easements to adequately construct the improvements shown on the approved site plan.

Grading Remark

Although this is not a denial or a formal comment from Public Works, the following grading remark applies and should be addressed by the applicant to the satisfaction of the Department of Regional Planning:

a. Adjust the grading quantities on the CUP application to match those shown on the site plan.

For questions regarding the grading conditions, please contact Matthew Dubiel at (626) 458-4921 or mdubiel@dpw.lacounty.gov.

3. Drainage

3.1 Prior to issuance of building permits, plans must be approved to provide for the proper distribution of drainage and comply with National Pollutant Discharge Elimination System, Stormwater Management Plan, SUSMP, and Low-Impact Development requirements.

For questions regarding the drainage condition, please contact Lizbeth Calderon at (626) 458-4921 or licalderon@dpw.lacounty.gov.

5. Building and Safety

5.1 Submit plans to Public Works' Building and Safety Division, East Los Angeles District office, for review and permit issuance. Submittal shall include all unpermitted and proposed work including remodels and retaining walls.

For questions regarding the building and safety condition, please contact Clint Lee at (626) 458-6370 or cllee@dpw.lacounty.gov.

6. Soils and Geology

6.1. Submit a soils engineering report prior to issuance of a building or grading permit.

For questions regarding the soils and geology condition please contact Jeremy Wan at (626) 458-4925 or jwan@dpw.lacounty.gov.

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

MD RC RC:tb

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: March 1, 2012

TO: Department of Regional Planning
Zoning Permits – Maral Tashjian

PROJECT #: CUP R2010-01085

LOCATION: 4182 Service St, East Los Angeles

☐ The Fire Department Land Development Unit has no additional requirements for this permit.

☒ The required fire flow for this development is **1250** gallons per minute for **2** 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 __ Public and/or __ On-site and/or __ Verify / Upgrade 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 does not have any additional requirements for this project, and continues to recommend approval for this project as presently submitted.

☒ **Location:** Per the fire flow test performed by California Water Service Company dated 07-01-11, the existing water system is adequate.

☒ **Access:** No on-site access required.

☐ **Special Requirements:** ____

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: *Wally Collins*

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

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, M.S., REHS
Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740

BOARD OF SUPERVISORS

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November 19, 2010

TO: Phillip Estes, AICP
Principal Regional Planner
Department of Regional Planning

FROM: Ken Habaradas, REHS K Habaradas
Environmental Health Division
Department of Public Health

SUBJECT: PROJECT NO. R2010-01085, CUP 2010-00114
LOCATION: 4185 SERVICE STREET, EAST LOS ANGELES

☒ Environmental Health recommends approval of this CUP.

☐ Environmental Health does **NOT** recommend approval of this CUP.

This is in response to your consultation for the above-referenced project that was forwarded to the Department of Public Health – Environmental Health Division for review and comment. The project is a request for a CUP to authorize two dwelling units as an infill density bonus pursuant to the East LA CSD, a Parking Permit to authorize compact, tandem and uncovered parking spaces, located in an R-3 zone, East LA CSD.

The Department has reviewed the information provided, and we have no objection to the approval of this project provided that there are connections to public water and public sewer for the proposed residences.

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

KH:kh

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
Russ Guiney, Director John Wicker, Chief Deputy Director

February 16, 2012 Sent via e-mail:mtashjian@planning.lacounty.gov

TO: Maral Tashjian
Department of Regional Planning

FROM: Joan Rupert, Section Head
Environmental and Regulatory Permitting Section

SUBJECT: **PERMIT CONSULTATION**
COUNTY PROJECT NO. R2010-01085
RCUP 201000114
CITY TERRACE

The above project has been reviewed for potential impacts on the facilities of this Department. We have determined that the proposed project will not affect any Departmental facilities.

Thank you for including this Department in the review of this notice If we may be of further assistance, please contact Ms. Julie Yom at (213) 351-5127 or jyom@parks.lacounty.gov.

JR:JY/ R2010-01085 City Terrace

c: Parks and Recreation (N. E. Garcia, L. Hensley, J. Barber, S. Copley, J. Yom)

Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning

Project title: Project No. R2010-01085-(1)/Case No(s). CUP 201000114, PKP 20100007, ENV 20100051

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 91020

Contact Person and phone number: Maral Tashjian, (213) 974-6435

Project sponsor's name and address: Lorient & Associates, 5890 Fairhaven Ave, #A, Woodland Hills, CA 91367

Project location: 4182 Service Street, Los Angeles, CA 90063
APN: 5226-017-029 *USGS Quad*: Los Angeles

Gross Acreage: 5,116.6 square feet (0.12 acre)

General plan designation: N/A

Community/Area wide Plan designation: MD (Medium Density Residential, 30 dwelling units/acre)

Zoning: R-3 (Limited Multiple Residence), East Los Angeles Community Standards District

Description of project: The subject property is developed with a 1,822 sq. ft., two-story duplex on a rectangular hillside parcel with 25% slope. Unit #1 which is 710 sq.ft. is located on the ground floor and Unit #2, located on the second floor, is 1,112 sq.ft. The property has frontage on two streets: Service Street to the north and Wooline Drive to the south. The two attached dwelling units are accessed from Service Street.

The proposed project consists of the addition of a third dwelling unit (Unit #3). The proposed two-story 1,140 sq.ft. third unit would be accessed from Wooline Drive via a suspended driveway/drive deck. The suspended driveway would connect to the second story of the third unit. The second story of the third unit is a 3-car garage while the ground floor contains the living quarters. Proposed grading includes 47 cubic yards of cut, and 60 cubic yards of fill (of which 13 cubic yards are imported) at a total of 107 cubic yards.

The requested entitlements for the project include a Conditional Use Permit for development in a hillside area (25% slope or greater), the retroactive approval of Unit #2, a waiver to the Community Standard District's 50% landscaping requirement, modification of setback standards, and a Parking Permit to waive the requirement for covered parking.

Surrounding land uses and setting: The project site is located in an urbanized hillside area in the unincorporated community of East Los Angeles. The site is surrounded by single and multi-family residences to the south and a commercial strip that runs along City Terrace Drive (an existing Secondary Highway – Los Angeles County Master Plan of Highways) to the north. The San Bernardino 10 Freeway is

located approximately 1,000 feet to the north. California State University, Los Angeles is located approximately 0.4 miles (2,100 feet) to the northeast.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency	*Approval Required*
Department of Public Works	*Building Permits*

Major projects in the area:

Project/Case No.	*Description and Status*
No major projects in vicinity.	

Reviewing Agencies:

Responsible Agencies

- [x] None

Regional Water Quality Control Board:

- [ ] Los Angeles Region
- [ ] Lahontan Region
- [ ] Coastal Commission
- [ ] Army Corps of Engineers

Special Reviewing Agencies

- [x] None
- [ ] Santa Monica Mountains Conservancy
- [ ] National Parks
- [ ] National Forest
- [ ] Edwards Air Force Base
- [ ] Resource Conservation District of Santa Monica Mountains Area
- [ ]

Regional Significance

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

Trustee Agencies

- [x] None
- [ ] State Dept. of Fish and Game
- [ ] State Dept. of Parks and Recreation
- [ ] State Lands Commission
- [ ] University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- [x] DPW:
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Watershed Management Division (NPDES)
  - Traffic and Lighting Division
  - Environmental Programs Division
  - Waterworks Division
  - Sewer Maintenance Division
- [x] Fire Department
  - Planning Division
  - Land Development Unit
- [ ] Sanitation District
- [ ] Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- [ ] Sheriff Department
- [ ] Parks and Recreation
- [ ] Subdivision Committee

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Population/Housing
☐ Agriculture/Forest	☐ Hazards/Hazardous Materials	☐ Public Services
☐ Air Quality	☐ Hydrology/Water Quality	☐ Recreation
☐ Biological Resources	☐ Land Use/Planning	☐ Transportation/Traffic
☐ Cultural Resources	☐ Mineral Resources	☐ Utilities/Services
☐ Energy	☐ Noise	☐ Mandatory Findings of Significance
☐ Geology/Soils		

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by) — Date: 2-4-13

Signature (Approved by) — Date: 2-6-13

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒

The proposed project is not sited near any designated scenic highways, significant ridgeline, or other identified scenic resources, and would not result in any impacts related to having a substantial adverse effect on a scenic vista. (Source: *Source: State of California DOT, California Scenic Highway Program)*

b) Be visible from or obstruct views from a regional riding or hiking trail?	☐	☐	☐	☒

The proposed project is not sited near any designated riding or hiking trails, and would not result in any impacts related to having a substantial adverse effect on these resources. *(Source: County of Los Angeles Department of Parks and Recreation, U.S. National Forest Service)*

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

The proposed project is located in a fully developed area and is not sited near any trees, rock outcroppings, historic buildings, and undisturbed areas. The project is located in an urbanized hillside area, with some grading involved for proposed Unit #3. However, the grading will not cause a visible disturbance from the surrounding neighborhood. The project is not located on a ridgeline.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	☐	☐	☐	☒

The proposed structure is 16 feet high at Wooline Drive grade. The local community plan permits up to 35 feet in height in the Medium Density Residential land use category, so the proposed structure is far below, and consistent with the height standards of the local community plan. The proposed structure is typical to the development in the area, and would not degrade the existing visual character or quality of the site, and its surroundings because of height, bulk, pattern, scale, or character. Compliance with the Hillside Management Ordinance would mitigate any impacts to designated hillside management areas to a less than significant level.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

The proposed project would not be a new source of substantial shadows, light, or glare. The proposed structure is at a scale that would not create shadows on neighboring properties.

EVALUATION OF ENVIRONMENTAL IMPACTS:

Official State Scenic Highways are designated by the California Department of Transportation (CalTrans). According to CalTrans, "[t]he stated intent (Streets and Highway Code Section 260) of the California Scenic Highway Program is to protect and enhance California's natural beauty and to protect the social and economic values provided by the State's scenic resources" (State of California Department of Transportation, California Scenic Highway Program, website: http://www.dot.ca.gov/dist3/departments/mtce/scenic.htm, accessed October 6, 2011). While there are numerous designated Scenic Highways across the state, the following have been designated in Los Angeles County: Angeles Crest Highway (Route 2) from just north of Interstate 210 to the Los Angeles/San Bernardino County Line, two segments of Mulholland Highway from Pacific Coast Highway to Kanan Dume Road and from west of Cornell road to east of Las Virgenes Road, and Malibu Canyon-Las Virgenes Highway from Pacific Coast Highway to Lost Hills Road.

In addition to scenic highways, unincorporated Los Angeles County identifies ridgelines of significant aesthetic value that are to be preserved in their current state. This preservation is accomplished by limiting the type and amount of development near them. These "Significant Ridgelines" ("Major Ridgelines" on Santa Catalina Island) are designated by the General Plan or applicable Area/Community Plan, Local Coastal Program, or Community Standards District.

Riding and hiking trails have been designated throughout unincorporated Los Angeles County. At present, there are officially adopted trails in the Antelope Valley, the Santa Clarita Valley, and the Santa Monica Mountains designated by the General Plan or applicable Area/Community Plan and Local Coastal Program.

The Hillside Management Ordinance (Los Angeles County Code Title 22, Section 22.56.215) is designed to protect designated hillsides from incompatible development. The County of Los Angeles designates two hillside management areas, one urban and one non-urban with both designations applying to properties that have hillsides with a 25 percent grade or greater. The ordinance protects these resources by requiring almost all development on properties with either the urban or non-urban designation to obtain a conditional use permit with the intent of preserving the remaining natural topography.

2. AGRICULTURE / FOREST

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

The proposed project is located in a fully developed, urbanized area, and is not sited near any designated farmland areas. The project would not limit or eliminate the productive use of farmland, such as conversion of acres to actual non-farm uses. (*Source: State of California / Department of Conservation / Division of Land Resource Protection / Farmland Mapping and Monitoring Program)*

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☐	☒

The proposed project is zoned R-3 (Limited Multiple Residence), in the East Los Angeles Community Standards District. The proposed project does not conflict with existing zoning for agricultural use, or with a designated Agricultural Opportunity Area, or with a Williamson Act contract. The only Williamson Act contract lands in the County are located on Catalina Island and held by the Catalina Island Conservancy as set asides for open space and recreational purposes. Therefore, there are no agricultural Williamson Act contracts in the remainder of the unincorporated County. *(Source: State of California Department of Conservation, Division of Land Resource Protection)*

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☐	☒

The proposed project is zoned R-3 (Limited Multiple Residence), in the East Los Angeles Community Standards District. The proposed project does not conflict with existing zoning for forest land or timberland uses. The unincorporated County does not have any land that is zoned only for forest or timberland uses, and the proposed project is not located near a National Forest area. *(Source: California Department of Forestry and Fire Prevention Management Landscape Map)*

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

The proposed project is located in a fully developed, urbanized area, and is not sited near any forest land. *(Source: California Department of Forestry and Fire Prevention Management Landscape Map)*

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

The proposed project is located in a fully developed, urbanized area, and is not sited near any farm or forest land. *(Source: California Department of Forestry and Fire Prevention Management Landscape Map and State of California / Department of Conservation / Division of Land Resource Protection / Farmland Mapping and Monitoring Program)*

EVALUATION OF ENVIRONMENTAL IMPACTS:

The project is located in a fully developed, urban environment. There are no farmland or forest resources in the vicinity.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☒	☐

Due to the small scale of the proposed project, a 1,140 square foot third dwelling unit, it should not conflict with or obstruct implementation of applicable air quality plans of the SCAQMD. The project site is not located within the jurisdictional area of the AVAQMD.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐

Due to the small scale of the proposed project, a 1,140 square foot third dwelling unit, it should not substantially contribute to or violate an existing air quality standard or existing air quality violation.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐

The proposed project would not contribute to a significant cumulative amount of a criteria air pollutant as there are no significant proposed projects in the surrounding, and the surrounding area is fully developed.

d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

Due to the small scale of the proposed project, a 1,140 square foot third dwelling unit, it should not be a potential contributor to local substantial pollutant concentrations. The project site is located within a residential neighborhood and alongside a commercial corridor. There are no particular sensitive receptors within the immediate vicinity of the project site, there are two elementary schools 800 to 1,100 feet away.

e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

The proposed project is a 1,140 square foot third dwelling unit, a use which would not create objectionable odors. If such odors were to occur, the nuisance would be abated through County regulations.

EVALUATION OF ENVIRONMENTAL IMPACTS:

The air pollutants that are regulated by the Federal and California Clean Air Acts fall under three categories, each of which are monitored and regulated:

- Criteria air pollutants;
- Toxic air contaminants (TACs); and,
- Global warming and ozone-depleting gases.

In 1970, the U.S. Environmental Protection Agency (EPA) identified six "criteria" pollutants they found to be the most harmful to human health and welfare. They are:

- Ozone (O_3);
- Particulate Matter (PM);
- Carbon Monoxide (CO);
- Nitrogen Dioxide (NO_2);
- Sulfur Dioxide (SO_2); and,
- Lead (Pb).

The Federal government and the State of California have established air quality standards designed to protect public health from these criteria pollutants. Among the federally identified criteria pollutants, the levels of ozone, particulate matter, and carbon monoxide in Los Angeles County continually exceed federal and state health standards and the County is considered a non-attainment area for these pollutants.

In response to the region's poor air quality, the South Coast Air Quality Management District (SCAQMD) & the Antelope Valley Air Quality Management District (AVAQMD) were created. The SCAQMD and the AVAQMD are responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the region. The SCAQMD implements a wide range of programs and regulations, most notably, the Air Quality Management Plan (AQMP). The SCAQMD jurisdiction covers approximately 10,743 square-miles and includes all of Los Angeles County except for the Antelope Valley, which is covered by the Antelope AVAQMD.

Sensitive receptors are uses such as playgrounds, schools, senior citizen centers, hospitals or other uses that would be more highly impacted by poor air quality. AQMD Rule 402, which states "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

4. BIOLOGICAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐	☐	☒

The site and surrounding area is urbanized and fully developed. There are no candidate, sensitive or special status species at or near the project site. *(Source: The California Natural Diversity Database (CNDDB))*

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?	☐	☐	☐	☒

The site and surrounding area is urbanized and fully developed. There are no sensitive natural communities present on site or in the general vicinity, and none identified in the local plan or by state or federal agencies.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

The site and surrounding area is urbanized and fully developed. There are no federally or state protected wetlands or waters present onsite or in the general vicinity.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒

The site and surrounding area is urbanized and fully developed. There are no natural areas present onsite or in the general vicinity which would accommodate any wildlife movement.

e) Convert oak woodlands (as defined by the state,	☐	☐	☐	☒

oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

The site and surrounding area is urbanized and fully developed. There are no native trees present onsite or in the general vicinity.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?	☐	☐	☐	☒

The site and surrounding area is urbanized and fully developed and not located near any wildflower reserve areas oak trees, SEAs or SERAs.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

Biological resources are identified and protected through various federal, state, regional, and local laws and ordinances. The federal Endangered Species Act and the California Endangered Species Act (CESA) state that animals and plants that are threatened with extinction or are in a significant decline will be protected and preserved. The State Department of Fish and Game created the California Natural Diversity Database (CNDDB), which is a program that inventories the status and locations of rare plants and animals in California.

Section 404 of the Clean Water Act defines wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."

The County's primary mechanism to conserve biological diversity is an identification tool and planning overlay called Significant Ecological Areas (SEA). SEAs are ecologically important land and water systems that are valuable as plant and/or animal communities, often integral to the preservation of threatened or endangered species, and conservation of biological diversity in the County. These areas also include nearly all of the wildlife corridors in the County, as well as oak woodlands and other unique and/or native trees.

The site and surrounding area is urbanized and fully developed and not located near any designated biological resource preservation area or any non-designated observable biological resources.

5. CULTURAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☐	☒

There are no national or state-designated historic resources on the project site.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☐	☒

There are no archaeological resources on the project site.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	☐	☐	☐	☒

There are no paleontological resources on the project site.

d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

The project site is located in an area that is urbanized and already developed; any remains that may have existed on-site are likely to have been disturbed by previous development.

6. ENERGY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	☐	☐	☒	☐

The proposed project would incorporate all of the requirements and standards of the Los Angeles County Green Building Ordinance and the State of California Green Code.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	☐	☐	☒	☐

The proposed project would incorporate all of the requirements and standards of the Los Angeles County Green Building Ordinance and the State of California Green Code.

EVALUATION OF ENVIRONMENTAL IMPACTS:

Per Appendix F of CEQA guidelines, the goal of conserving energy implies decreasing overall per capita energy consumption, decreasing reliance on fossil fuels such as coal, natural gas and oil, and increasing reliance on renewable energy sources. In 2008, the County adopted a Green Building Program to address these goals. Section 22.52.2100 of Title 22 (Los Angeles County Code) states that the purpose of the County's Green Building Program was to establish green building development standards for new projects with the intent to, conserve water; conserve energy, conserve natural resources, divert waste from landfills, minimize impacts to existing infrastructure, and promote a healthier environment. The Green Building Program includes Green-Building Standards, Low-Impact Development standards, and Drought Tolerant Landscaping requirements. In January 2011, the State of California adopted the *CAL*Green Building Code with mandatory measures that establish a minimum for green construction practices.

7. GEOLOGY AND SOILS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

The project site is not in the immediate vicinity of any earthquake faults. The nearest fault traces/seismic areas are located 4.3 miles to the north and 5 miles to the east. The entirety of Southern California is seismically active, no project site is free from potential seismic impacts. *(Source: California Geological Survey (CGS) Seismic Hazard Zone Maps)*

ii) Strong seismic ground shaking?	☐	☐	☒	☐

The entirety of Southern California is seismically active, no project site is free from potential seismic impacts. Strong seismic ground shaking at the project site is correlated with the proximity to an active fault line that triggers an earthquake. The project site is not in the immediate vicinity of any earthquake faults. The nearest fault traces/seismic areas are located 4.3 miles to the north and 5 miles to the east. *(Source: California Geological Survey (CGS) Seismic Hazard Zone Maps)*

iii) Seismic-related ground failure, including liquefaction and lateral spreading?	☐	☐	☒	☐

The project site is locate approx. 150 feet from the nearest mapped liquefaction zone. For project sites located within liquefaction zones, the Department of Public Works will review the proposed project and may require the preparation of a geology or geotechnical report to address any potential concerns related to liquefaction. *(Source: CGS Alquist-Priolo maps, 1974-2007)*

iv) Landslides?	☐	☐	☒	☐

The project site is located within an urbanized hillside area and is partially located within a mapped landslide area. The Department of Public Works will review the proposed project and may require the preparation of a geology or geotechnical report to address any potential concerns related to potential landslides. *(Source: California Geological Survey (CGS) Landslide Maps).*

b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

The proposed project is located in an urbanized area and will require grading for the proposed third unit. However the structure is relatively small and will not result in substantial soil erosion during construction or post-construction.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ☐ ☐ ☒ ☐

The project site is located within an urbanized hillside area. The Department of Public Works will review the proposed project and may require the preparation of a geology or geotechnical report to address any potential concerns related to potential landslides, lateral spreading, subsidence, liquefaction or collapse.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? ☐ ☐ ☒ ☐

The Department of Public Works will review the proposed project and may require the preparation of a geology or geotechnical report to address any potential concerns related to expansive soil.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater? ☐ ☐ ☐ ☒

The project site is located in an urbanized area which is fully serviced by public utilities, including sewer system. The project does not propose any on-site wastewater treatment system.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element? ☐ ☐ ☒ ☐

The project proposes development in a hillside area (greater than 25% slope) and proposes a density which is above the midpoint density recommended for hillside projects within the Medium Density (30 du/ac) land use category, and therefore requires a Conditional Use Permit for Hillside Development. The proposed density does not exceed the maximum permitted density for the property, and therefore does not conflict with the County's Hillside Management Area Ordinance.

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Alquist-Priolo Earthquake Fault Zoning Act of 1972 prohibits the location of most structures for human occupancy across the traces of active faults, and lessens the impacts of fault rupture. The Seismic Hazards Mapping Act requires the California Geological Survey to prepare Seismic Hazard Zone Maps that show areas where earthquake induced liquefaction or landslides have historically occurred, or where there is a high potential for such occurrences. Liquefaction is a process by which water saturated granular soils transform from a solid to a liquid state during strong ground shaking. A landslide is a general term for a falling, sliding or flowing mass of soil, rocks, water and debris. The County General Plan prohibits new

developments, as defined by the Alquist-Priolo Act, within fault traces until a comprehensive geological study has been completed.

More than 50 percent of the unincorporated areas are comprised of hilly or mountainous terrain. The vast majority of hillside hazards include mud and debris flows, active deep seated landslides, hillside erosion, and man induced slope instability. These geologic hazards include artificially-saturated or rainfall saturated slopes, the erosion and undercutting of slopes, earthquake induced rock falls and shallow failures, and natural or artificial compaction of unstable ground. The General Plan Hillside Management Area (HMA) Ordinance regulates development in hillsides of 25 percent slope or greater to address these potential hazards.

8. GREENHOUSE GAS EMISSIONS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

The proposed project, a 1,140 square foot third dwelling unit, is not at a scale that would directly or indirectly have a significant impact on the environment.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

The proposed project, a 1,140 square foot third dwelling unit, is not at a scale that would directly or indirectly have a significant impact on the environment. The project does not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☐	☒

The proposed project is a use which does not typically generate routine transport, storage, production, use, or disposal of hazardous materials.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☐	☒

The proposed project is a use which does not typically generate accidental conditions involving the release of hazardous materials or waste in the environment.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	☐	☐	☐	☒

The proposed project is a use which is not associated with the handling of hazardous or acutely hazardous materials, substances, or waste.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

The project site is not a hazardous materials site, and would not create a significant hazard to the public or the environment. *(Source: http://www.envirostor.dtsc.ca.gov/public/)*

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

The project site is not located within an airport land use plan. The nearest airport is approximately eight (8) miles away.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people	☐	☐	☐	☒

residing or working in the project area?

The project site is not located near a private airstrip.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

The project is not of a scale that would physically interfere with an adopted emergency response plan or emergency evacuation plan.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?	☐	☐	☐	☒

The project site is not located within a Very High Fire Hazard Severity Zone.

ii) within a high fire hazard area with inadequate access?	☐	☐	☐	☒
iii) within an area with inadequate water and pressure to meet fire flow standards?	☐	☐	☐	☒

The project site is located in an urbanized area with full service from public utilities and infrastructure. The applicant submitted a fire flow test performed by California Water Service Company (dated July 1, 2011) which was deemed the existing water system adequate by the Fire Department.

iv) within proximity to land uses that have the potential for dangerous fire hazard?	☐	☐	☐	☒

The project site is located among residential and neighborhood commercial land uses.

i) Does the proposed use constitute a potentially dangerous fire hazard?	☐	☐	☐	☒

The proposed use is a dwelling unit, which is not a significantly dangerous fire hazard related to the surrounding similar uses.

10. HYDROLOGY AND WATER QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐

The project site is located within the Los Angeles Region water quality control board (RWQCB). The proposed project would connect to the municipal wastewater system which is responsible for complying with all applicable wastewater treatment standards maintained by the Regional Water Quality Control Board. Therefore, the proposed project would not violate any water quality standards or discharge requirements related to point sources. The proposed project is required to comply with the requirements of the Low-Impact Development Ordinance of Los Angeles County, as well as the requirements of the County's Standard Urban Stormwater Management Plan (SUSMP) in order to control and minimize potentially polluted runoff. Because all projects are required to comply with these requirements in order to obtain construction permits and certificates of occupancy, the proposed project would not impact any nonpoint source requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐

The proposed project, a 1,140 square foot third dwelling unit, would rely on existing water conveyance infrastructure from an existing water district, not from a personal ground water well. The current retail provider for the project site is California W Service C (5837 Crest Rd West, Rancho Palos Verdes 90274). The project would have water usage comparable to surrounding dwelling units, which would not create a significant impact on the area aquifer's volume, or groundwater table level. (Source: http://gis.dpw.lacounty.gov/servicelocator/)

With regards to groundwater recharge, and whether or not the proposed project would prevent surface water from infiltrating into subterrancan aquifers, the project is currently developed with two attached dwelling units which create an impervious surface on a portion of the property. The proposed project, a third detached dwelling unit would create an additional impervious surface on the property, but would not result in the complete paving of the entire property. The project is subject to Low Impact Development standards which would address some of the permeability and ground recharge deficiencies created by the proposed impervious surfaces. However, the proposed project would not substantially alter the ground recharge characteristics of the area.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would	☐	☐	☒	☐

result in substantial erosion or siltation on- or off-site?

The project site is currently developed, and is located in an urbanized area. There are no natural streams or waterways located on or near the project site. The proposed improvements would not alter the course of a stream or river whose path travels across or near the project site and would not substantially increase erosion or siltation. As the proposed project would be required to comply with all requirements of the Low-Impact Development Ordinance for managing and minimizing the amount of runoff leaving the project site, impacts may be able to be reduced.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐

The project site is currently developed, and is located in an urbanized area. There are no natural streams or waterways located on or near the project site. The proposed improvements would not alter the course of a stream or river whose path travels across or near the project site and would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. As the proposed project would be required to comply with all requirements of the Low-Impact Development Ordinance for managing and minimizing the amount of runoff leaving the project site, impacts may be able to be reduced.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐

The project runoff will not exceed the capacity of any existing storm drain systems in the area.

f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	☐	☐	☒	☐

The project will be required to comply with NPDES (National Pollutant Discharge Elimination System) construction requirements for single-family hillside homes.

g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?	☐	☐	☒	☐

The project would be required to comply with the requirements of the Low Impact Development Ordinance.

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?	☐	☐	☒	☐

The project site is located within the jurisdictional area of the Los Angeles Region water quality control

board (RWQCB). The site and surrounding area is urbanized and there are no areas of special biological significance existing in proximity to the project site for the proposed project contribute any point or nonpoint source pollutant discharges into.

i) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? ☐ ☐ ☐ ☒

The proposed project would not use septic tanks or other private sewage disposal systems.

j) Otherwise substantially degrade water quality? ☐ ☐ ☒ ☐

Due to the project's use and scale, the project would not substantially degrade water quality.

k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain? ☐ ☐ ☐ ☒

The proposed project, a third dwelling unit, is a housing project, however it is not located within a 100-year flood hazard area. The nearest flood hazard area is 2.5 miles to the west which is associated with the Los Angeles River.

l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? ☐ ☐ ☐ ☒

The proposed project is not located within or in the vicinity of a 100-year flood hazard area. The nearest flood hazard area is 2.5 miles to the west which is associated with the Los Angeles River.

m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? ☐ ☐ ☐ ☒

The proposed project is not located within or in the vicinity of a 100-year flood hazard area. The nearest flood hazard area is 2.5 miles to the west which is associated with the Los Angeles River.

n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? ☐ ☐ ☒ ☐

The project site is located 0.85 miles to the east of the nearest dam inundation area. The site is not located near the coast and therefore is not subject to tsunamis. The project site is located within a landslide zone, as it is located on a hillside, however the portion of the project site where the proposed third dwelling unit would be constructed is not within a landslide zone. Therefore the proposed structure will not be placed within any of these hazard areas.

EVALUATION OF ENVIRONMENTAL IMPACTS:

Los Angeles County is split between two water quality regions: the Los Angeles Region and the Lahontan Region. Each regional board prepares and maintains a Basin Plan which identifies narrative and numerical water quality objectives to protect all beneficial uses of the waters of that region. The Basin Plans achieve the identified water quality objectives through implementation of Waste Discharge Requirements (WDRs) and by employing three strategies for addressing water quality issues: control of point source pollutants, control of nonpoint source pollutants, and remediation of existing contamination.

Point sources of pollutants are well-defined locations at which pollutants flow into water bodies (discharges from wastewater treatment plants and industrial sources, for example). These sources are controlled through regulatory systems including permitting under California's Waste Discharge Requirements and the National Pollutant Discharge Elimination System (NPDES) program; permits are issued by the appropriate Regional Water Quality Control Board and may set discharge limitation or other discharge provisions.

Nonpoint sources of pollutants are typically derived from project site runoff caused by rain or irrigation and have been classified by the United States Environmental Protection Agency (USEPA) into one of the following categories: agriculture, urban runoff, construction, hydromodification, resource extraction, silviculture, and land disposal, according to the Basin Plan for the Los Angeles Regional Water Quality Control Board. This type of pollution is not ideally suited to be addressed by the same regulatory mechanisms used to control point sources. Instead, California's Nonpoint Source Management Plan describes a three-tiered approach including the voluntary use of Best Management Practices, the regulatory enforcement of the use of Best Management Practices, and effluent limitations. Generally speaking, each Regional Water Quality Control Board implements the least restrictive tier until more stringent enforcement is necessary.

The Los Angeles Regional Water Quality Control Board addresses on-site drainage through its construction, industrial, and municipal permit programs. These permits require measures to minimize or prevent erosion and reduce the volume of sediments and pollutants in a project's runoff and discharges based upon the size of the project site

During the construction phase of a proposed project, the pollutants of greatest concern are sediment, which may run off the project site due to site grading or other site preparation activities, and hydrocarbon or fossil fuel remnants from the construction equipment. Construction runoff is regulated by the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. This permit applies to all construction which disturbs an area of at least one acre.

The Los Angeles County Low Impact Development Ordinance is designed to promote sustainability and improve the County's watersheds by preserving drainage paths and natural water supplies in order to '...retain, detain, store, change the timing of, or filter stormwater or runoff.'

Areas of Special Biological Significance are "...those areas designated by the State Water Board as ocean areas requiring protection of species or biological communities to the extent that alteration of natural water quality is undesirable. All Areas of Special Biological Significance are also classified as a subset of STATE WATER QUALITY PROTECTION AREAS." Note that all of these areas are located off the coast of California and not within any inland water courses or bodies.

FEMA, the Federal Emergency Management Agency, prepares hydrological studies throughout the country, called Flood Insurance Studies, in order to identify areas that are prone to flooding. From the results of these studies, FEMA prepares Flood Insurance Rate Maps (FIRMs) that are designed to geographically depict the location of areas prone to flooding for purposes of determining risk assessment for flood

insurance. An area that has been designated a 100-year flood plain is considered likely to flood under the 100-year storm event.

Dam inundation areas are areas that have been identified as being potentially susceptible to flooding from a catastrophic failure of one or more of the dams in Los Angeles County. These areas were mapped in accordance with California Government Code Section 8589.5 and do not suggest with certainty that a particular plot of land would be inundated given a catastrophic dam failure.

A seiche is the sudden oscillation of water that occurs in an enclosed, landlocked body of water due to wind, earthquake, or other factors. A tsunami is an unusually large wave or set of waves that is triggered in most cases by a seaquake or an underwater volcanic eruption. A mudflow is flow consisting predominantly of earthen materials/soil and water.

11. LAND USE AND PLANNING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒

The proposed project would be developed on a parcel that conform to the existing street grid and would not divide the community.

b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	☐	☐	☒	☐

The project is located within the Medium Density residential land us designation of the East Los Angeles Community Plan. The maximum density for this land use category is 30 dwellings per acre. The site is 0.12 acres, which would permit a maximum of 3.6 dwelling units.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	☐	☐	☒	☐

The project is located within the R-3 (Limited Multiple Residence) of the East Los Angeles Community Standards District. The site would be developed in conformance with the development standards of this zone. The applicant is requesting a parking permit in compliance with the requirements of the zoning code for a deficiency in required parking.

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	☐	☐	☒	☐

The project proposes development in a hillside area (greater than 25% slope) and proposes a density which is above the midpoint density recommended for hillside projects within the Medium Density (30 du/ac) land use category, and therefore requires a Conditional Use Permit for Hillside Development. The proposed density does not exceed the maximum permitted density for the property, and therefore does not conflict with the County's Hillside Management Area Ordinance.

12. MINERAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

The project site is not located in or within the vicinity of a known mineral resource area. (Source: General Plan 1980 Special Resources Map)

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

The project site is not located in or within the vicinity of a known mineral resource area. (Source: General Plan 1980 Special Resources Map)

EVALUATION OF ENVIRONMENTAL IMPACTS:

The County depends on the State of California's Geological Survey (State Department of Conservation, Division of Mines and Geology) to identify deposits of regionally- significant aggregate resources. These clusters or belts of mineral deposits are designated as Mineral Resources Zones (MRZ-2s), and there are four major MRZ-2s are designated in the County: the Little Rock Creek Fan, Soledad Production Area, Sun Valley Production Area, and Irwindale Production Area. The California Department of Conservation protects mineral resources to ensure adequate supplies for future production.

The California Surface Mining and Reclamation Act of 1975 (SMARA) was adopted to encourage the production and conservation of mineral resources, prevent or minimize adverse effects to the environment, and protect public health and safety. In addition, Title 22 of the Los Angeles County Code (Part 9 of Chapter 22.56) requires that applicants of surface mining projects submit a Reclamation Plan prior to receiving a permit to mine, which must describe how the excavated site will ultimately be remediated and transformed into another use.

Small-scale oil production still occurs in many parts of the County, including the Baldwin Hills and the Santa Clarita Valley. The California Division of Oil, Gas, and Geothermal Resources (DOGGR) permits and tracks each operating production well and natural gas storage well and ultimately monitors the decommissioning process.

13. NOISE

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☐	☐	☒	☐

The proposed project would not generate significant noise due to operation once completed. The construction of the project would create a temporary period of significant noise to the surrounding neighborhood. However noise generated through construction would comply with Title 12, Chapter 12.08 or the County Code.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

The proposed project would not generate significant generation of excessive groundborne vibration or groundborne noise levels from operation once completed. The construction of the project would create a temporary period of significant groundborne vibration or groundborne noise levels for the adjacent properties. However noise generated through construction would comply with Title 12, Chapter 12.08 or the County Code.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	☐	☐	☒	☐

The proposed project would not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	☐	☐	☒	☐

The construction of the proposed project would generate a substantial temporary or periodic increase in ambient noise levels. However these noise levels would be regulated through the County's noise ordinance.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

The project is not located within the vicinity of an airport land use planning area.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐

The project is not located within the vicinity of a private airstrip.

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed project will conform to Los Angeles County Code Title 12, Chapter 12.08 (Noise Control Ordinance). Section 12.08.390 of the County Code provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10:00 p.m. (daytime) in Noise Zone II (residential areas).

Noise generated by construction equipment during the construction phase of the project may result in a substantial temporary increase in ambient noise levels. Construction activities will be conducted according to best management practices, including maintaining construction vehicles and equipment in good working order by using mufflers where applicable, limiting the hours of construction, and limiting the idle time of diesel engines. Noise from construction equipment will be limited by compliance with the Noise Control Ordinance and County Code Section 12.12.

14. POPULATION AND HOUSING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

The project would generate one additional dwelling unit. This would not result in a substantial population growth in the area directly or indirectly.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

The proposed project would create housing, not displace housing.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

The proposed project would create housing, not displace housing or people.

d) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐

One dwelling unit is proposed, and would not result in the cumulative increase above official regional or local population projections.

EVALUATION OF ENVIRONMENTAL IMPACTS:

Typical local thresholds of significance for housing and population growth include effects that would induce substantial growth or concentration of a population beyond a city's or county's projections; alter the location, distribution, density, or growth rate of the population beyond that projected in the city or county general plan housing element; result in a substantial increase in demand for additional housing, or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the city or county general plan housing element.

The Los Angeles County General Plan and Housing Element uses population, household, and employment projections from a growth forecast that is developed from the Southern California Association of Governments 2008 Regional Transportation Plan (RTP). The population projections and household projections for unincorporated County are organized by eight SCAG sub-regions. The proposed project is located in the City of Los Angeles sub-region which has a projected population increase of 57,234 (2005) to 59,816 (2014); a 5% difference. Projected households are expected to increase from 13,685 (2005) to 14,282 (2014); a 4% change. SCAG has also established the County's RHNA allocation at 57,176 units.

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐

The nearest fire station 1,700 feet or 0.32 miles to the south, at 1108 North Eastern Ave. The addition of one dwelling unit would not create a significant service capacity deficiency.

Sheriff protection?	☐	☐	☒	☐

The nearest Sheriff station is located approximately 2,600 feet or 0.5 miles to the north east. The addition of one dwelling unit would not create a significant service capacity deficiency.

Schools?	☐	☐	☒	☐

The project site is located within the Los Angeles Unified School District service area. The addition of one dwelling unit would not create a significant service capacity deficiency.

Parks?	☐	☐	☒	☐

The addition of one dwelling unit would not create a significant service capacity deficiency.

Libraries?	☐	☐	☒	☐

The addition of one dwelling unit would not create a significant service capacity deficiency. The project, upon approval would be required to pay a library service fee per proposed dwelling unit.

Other public facilities?	☐	☐	☒	☐

The addition of one dwelling unit would not create a significant service capacity deficiency.

EVALUATION OF ENVIRONMENTAL IMPACTS:

Fire suppression services in unincorporated Los Angeles County are provided by the Los Angeles County Fire Department (LACoFD), which has 21 battalions providing services to the whole of the unincorporated County. Development in the unincorporated areas must comply with the requirements of the Fire Code (Title 32), which provides design standards for all development in the unincorporated County. Development

must also comply with standards for response times between fire stations and the project site. These times are: 5 minutes or less for projects in urban areas, 8 minutes or less for projects in suburban areas, and 12 minutes or less for projects in rural areas.

Law enforcement services within the unincorporated Los Angeles County are provided by the Los Angeles County Sheriff's Department. The Los Angeles County Sheriff's Department strives to maintain a service ratio of approximately one officer for every 1,000 residents within the communities it serves.

In Los Angeles County, parks are operated and maintained by the Department of Parks and Recreation. As of 2010, there were approximately 153 recreational facilities managed by the Department of Parks and Recreation totaling approximately 65,528 acres of recreation and open space. The Los Angeles County General Plan, Regional Recreation Areas Plan, provides the standard for the allocation of parkland in the unincorporated county. This standard is four acres of local parkland per 1,000 residents and six acres of regional parkland per 1,000 residents. For subdivision projects, the Quimby Act permits the County, by ordinance, to require the dedication of parkland or the payment of an in-lieu fee to achieve the parkland-to-population ratio sought in the General Plan. Further, as a condition of a zone change approval, General Plan amendment, or Specific Plan approval, the County may require the applicant pursuing the subdivision to dedicate and/or improve land according to the following General Plan standards. This requirement is justified as long as an appropriate nexus between the proposed project and the dedication can be shown.

In the unincorporated portions of Los Angeles County, as well as in 50 of the 88 cities within the County, library services are provided by the County of Los Angeles Public Library. There are approximately 84 libraries operated by the County with roughly 7.5 million volumes in its book collection. The County of Los Angeles Public Library is a special district and is primarily funded by property taxes, but other funding mechanisms include a Mello-Roos Community Facilities District, developer impact fees, developer agreements, and a voter-approved special tax.

According to the Draft General Plan, the Library's planning guidelines specify that 2.75 library material items should be available per capita as well as 0.5 square feet of library space per capita. The Public Library also imposes a mitigation fee on residential development based on the cost estimation of providing the appropriate library facilities and services to each library planning area. The fees are as follows:

Planning Area 1: Santa Clarita Valley per dwelling unit	$829.00
Planning Area 2: Antelope Valley per dwelling unit	$804.00
Planning Area 3: West San Gabriel Valley per dwelling unit	$839.00
Planning Area 4: East San Gabriel Valley per dwelling unit	$827.00
Planning Area 5: Southeast per dwelling unit	$830.00
Planning Area 6: Southwest per dwelling unit	$836.00
Planning Area 7: Santa Monica Mountains per dwelling unit	$832.00

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
c) Would the project interfere with regional open space connectivity?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Los Angeles County General Plan standard for the provision of parkland is four acres of local parkland per 1,000 residents of the population in the County's unincorporated areas, and six acres of regional parkland per 1,000 residents of the County's total population. The addition of one dwelling unit would not have significant impact on local park services

17. TRANSPORTATION/TRAFFIC

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐

The project is not of a size or scale to conflict with any applicable transportation plans, ordinances, or policies.

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	☐	☐	☒	☐

The project is not of a size or scale to conflict with any applicable congestion management program (CMP).

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐

The project is not of a size or scale which would induce any changes in air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

The proposed project does not include any street improvements which could result in hazardous design.

e) Result in inadequate emergency access?	☐	☐	☒	☐

The proposed project would not create inadequate emergency access to the site. An additional driveway/access point will be constructed in accordance with Los Angeles County Code and policies on Wooline Drive. Said driveway does not exist today.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or	☐	☐	☒	☐

safety of such facilities?

The project site is not located within Transit Oriented District or along a corridor designated for bicycle infrastructure improvements. No proposed project features would conflict with any alternative transportation policies, plans, or programs.

EVALUATION OF ENVIRONMENTAL IMPACTS:

Traffic conditions are determined by using a system that measures the volume of traffic going through an intersection at a specific point in time relative to the intersection's maximum possible automobile throughput. This volume-to-capacity ratio is referred to as Level of Service (LOS) and ranges from the best-case scenario LOS A (free-flowing conditions) to the worst-case scenario LOS F (gridlock).

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impa ct*
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	☐	☐	☒	☐

The project site is located in an urbanized area which is fully serviced by public utilities, including sewer system. The project does not propose any on-site wastewater treatment system. Sewer connection permits will be address during the building permit stage.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

The addition of one dwelling unit would not create a significant utility capacity problem.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

The addition of one dwelling unit would not create a significant service capacity problem.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	☐	☐	☒	☐

The addition of one dwelling unit would not create a significant service capacity problem.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

The addition of one dwelling unit would not create a significant service capacity problem.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐

The addition of one dwelling unit would not create a significant service capacity problem.

g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

The addition of one dwelling unit would not create a significant service capacity problem.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐

Due to the small scale and size of the project, it would not have a potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐

The project achieves long term environmental goals by utilizing existing utility and service infrastructure, and creating housing in urbanized areas rather than creating housing through green-fill development.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐

Due to the small scale and size of the project, it would not have impacts that are individually limited, but cumulatively considerable. The project has no growth inducing affects. The project reduces environmental impact by utilizing existing utility and service infrastructure, and creating housing in urbanized areas rather than creating housing through green-fill development.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

As proposed, the project would be developed up to current building and safety standards and would not cause a substantial adverse effect on the human population.

4182

SERVICE ST

SIDE AND REAR VIEW

4182
SERVICE ST
FRONT VIEW

Department of Regional Planning

4182 Service Street, East Los Angeles

Printed: Feb 06, 2013

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Feet

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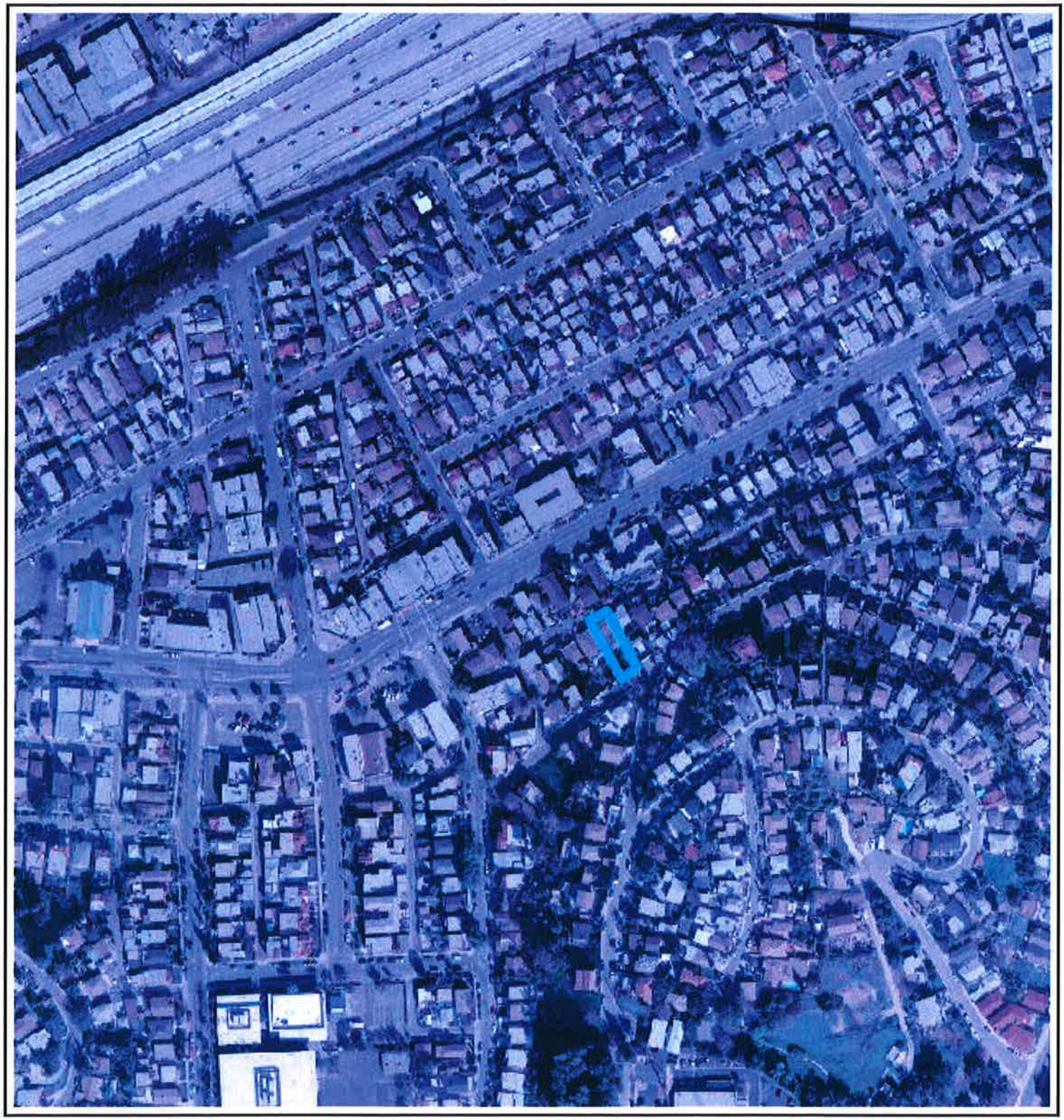

Department of Regional Planning

4182 Service Street, East Los Angeles

Printed: Feb 06, 2013

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Department of Regional Planning

Land Use & Zoning

Printed: Feb 07, 2013

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