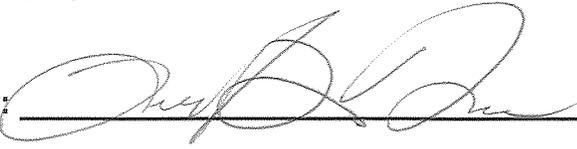


Regional Planning Commission Transmittal Checklist

Hearing Date
July 25, 2012
Agenda Item No.
5

Project Number: R2011-01571
Case(s): Conditional Use Permit Case No. 201100150
Parking Deviation Case No. 201100006
Environmental Assessment Case No. 201100242
Planner: Anita Gutierrez

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (MND)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans

Reviewed By: 



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-4813
PROJECT NUMBER R2011-01571-(1)
Conditional Use Permit No. 201100150
Parking Deviation No. 201100006

PUBLIC HEARING DATE 7/25/2012	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT East Third Street, LLC	OWNER Presbytery of Los Ranchos	REPRESENTATIVE Michael A. Guccione
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PROJECT DESCRIPTION
 The applicant, East Third Street, LLC proposes to establish a new 24,800 square foot, two-story Community Healthcare Center ("Healthcare Center"), that will provide adult and pediatric family practices, optometry, dentistry, obstetrics, optometry, pharmacy (dispensary for Clinic patients only) other clinical services on a 1.32 acre site in the IT (Institutional) Zone. The healthcare center is being developed for the operations of a nonprofit 501 (C)(3) public benefit corporation that provides primary healthcare services to the medically underserved and underinsured communities in the County of Los Angeles. The proposed hours of operation for the Healthcare Center are Monday through Friday, 8:00 a.m. to 6:00 p.m. Seventy-four on-site parking spaces are proposed, which is twenty-five spaces less than required by County Code

REQUIRED ENTITLEMENTS
 Pursuant to County Code Section 22.40.700 hospitals publicly or privately owned require a Conditional Use Permit ("CUP"). The proposed Healthcare Center has been classified as a hospital type use that fits into the category of uses subject to permits in the Institutional Zone. The applicant has requested a CUP for a Healthcare Center. Additionally, County Code Section 22.56.1762 allows for a parking deviation to be granted for a reduction not to exceed 30 percent of the number of required vehicle parking spaces pursuant to a Director's Review. The applicant has requested a parking deviation to allow for approximately 25% less parking than required by code, 99 are required and 74 parking spaces are proposed for the site. The applicant's requested parking deviation will be considered concurrently with the CUP request. In accordance with County Code Section 22.56.1700, when an application is filed for a permit or variance concurrently with an application for a use subject to director's review and approval as provided by this title, the hearing officer may consider and approve such application for director's review and approval concurrently with such permit or variance. The Planning Commission in making their findings shall consider each case individually as if separately filed.

LOCATION/ADDRESS
 4816 East Third Street, Los Angeles

SITE DESCRIPTION
 The site is currently developed with an existing church and a fifty-nine space paved parking lot.

ACCESS From Third Street	ZONED DISTRICT Eastside Unit No. 4
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ASSESSORS PARCEL NUMBER 5248-001-001, 5248-001-015, 5248-001-016, 5248-001-0017	COMMUNITY East Los Angeles
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SIZE 1.32 Acres	COMMUNITY STANDARDS DISTRICT East Los Angeles
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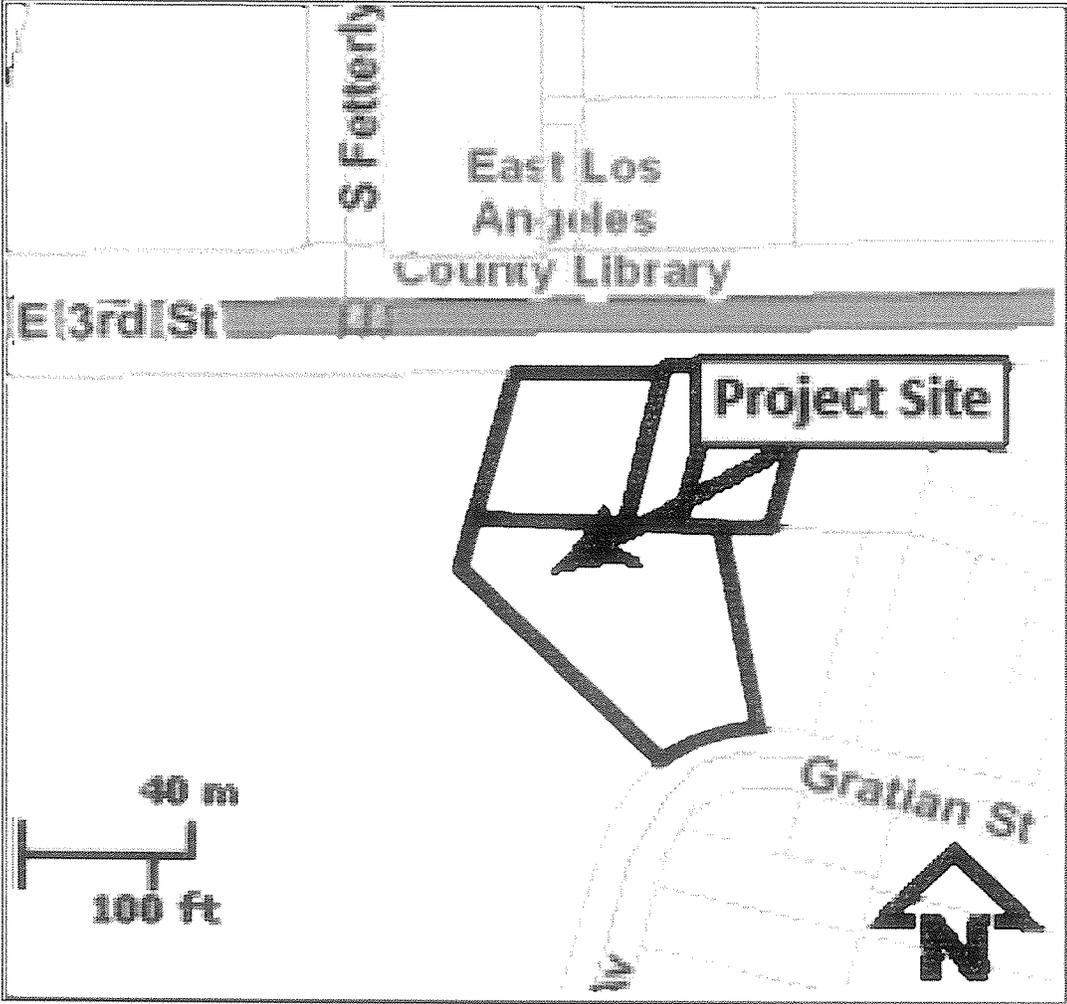
	EXISTING LAND USE	EXISTING ZONING
Project Site	Vacant Church with parking lot/ vacant land	IT (Institutional) Zone
North	East Los Angeles County Civic Center	IT (Institutional) Zone
East	Vacant land/ Single-Family and Multi-Family Residential	C-2 (Neighborhood Business) / R-2 (Two-Family Residence) Zones
South	Single-Family and Multi-Family Residential	R-2 (Two-Family Residence) Zone
West	Griffith Middle School	IT (Institutional) Zone

GENERAL PLAN/COMMUNITY PLAN East Los Angeles Community Plan	LAND USE DESIGNATION P- (Public Use)	MAXIMUM DENSITY
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ENVIRONMENTAL DETERMINATION
 Negative Declaration

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT



**STAFF ANALYSIS
PROJECT NO. R2011-01571-(1)
CONDITIONAL USE PERMIT NO. 201100150
PARKING DEVIATION NO. 201100006**

PROJECT DESCRIPTION

The applicant, East Third Street, LLC proposes to establish a new 24,800 square foot, two-story Community Healthcare Center ("Healthcare Center"), that will provide adult and pediatric family practices, optometry, dentistry, obstetrics, optometry, pharmacy (dispensary for Clinic patients only) other clinical services on a 1.32 acre site in the IT (Institutional) Zone. The healthcare center is being developed for the operations of a nonprofit 501 (c)(3) public benefit corporation that provides primary healthcare services to the medically underserved and underinsured communities in the County of Los Angeles. The proposed hours of operation for the Healthcare Center are Monday through Friday, 8:00 a.m. to 6:00 p.m. Seventy-four on-site parking spaces are proposed, which is twenty-five spaces less than required by County Code.

REQUIRED ENTITLEMENTS

Pursuant to County Code Section 22.40.700 hospitals publicly or privately owned require a Conditional Use Permit ("CUP"). The proposed Healthcare Center has been classified as a hospital type use that fits into the category of uses subject to permits in the Institutional Zone. The applicant has requested a CUP for a Healthcare Center. Additionally, County Code Section 22.56.1762 allows for a parking deviation to be granted for a reduction not to exceed 30 percent of the number of required vehicle parking spaces pursuant to a Director's Review. The applicant has requested a parking deviation to allow for approximately 25% less parking than required by code, 99 are required and 74 parking spaces are proposed for the site. The applicant's requested parking deviation will be considered concurrently with the CUP request. In accordance with County Code Section 22.56.1700, when an application is filed for a permit or variance concurrently with an application for a use subject to director's review and approval as provided by this title, the hearing officer may consider and approve such application for director's review and approval concurrently with such permit or variance. The Planning Commission in making their findings shall consider each case individually as if separately filed.

LOCATION

The project site is located at 4816 East Third Street, East Los Angeles. The 1.32 acre property is comprised of four parcels that will be tied together as part of the conditions of approval (APNs 5248-001-001, 5248-001-015, 5248-001-016 and 5248-001-017).

SITE PLAN DESCRIPTION

The site is currently developed with a church and a 59 space paved surface parking lot. The proposed site plan depicts a new 24,800 square foot, two-story building on the northwestern portion of the project site and a 74 space pave surface parking lot with one driveway for ingress and egress on East Third Street. The existing church and parking lot would be demolished and replaced with new development.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning ("Regional Planning") has determined that a Negative Declaration is the appropriate environmental documentation pursuant to California Environmental Quality Act (CEQA) reporting requirements.

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.

PREVIOUS CASES/ZONING HISTORY

- **CUP85045** - A Conditional Use Permit for a new church in the C-2 & R-2 Zones was approved on September 25, 1985.
- **PK85012** – A Parking Permit for off-site parking in association with a church was approved on September 25, 1985.
- **ZC880226** – Ordinance changing the zone on the subject site from C-2 (Neighborhood Commercial) to I (Institutional) was adopted on September 13, 1988.

STAFF EVALUATION

Community Plan Consistency

The project site is located within the East Los Angeles Community Plan (“Community Plan”) and is designated as category P (Public Use), which allows for schools, parks/open space, public buildings and hospitals. Staff has determined that a Healthcare Center is classified as a hospital type use that fits into the category of uses allowed in the Institutional Zone subject to a CUP and it is a use contemplated by the Community Plan for the subject property.

Goals relevant to the proposed use outlined in Plan are ***to promote more efficient delivery of services, such as health, public safety, education, etc. and to increase understanding of health problems and utilization of health care services in the community.*** The operator, QueensCare Family Clinics is an independently run, nonprofit 501(c)(3) organization focused on providing primary healthcare to underserved communities that might not otherwise have access, regardless of ability to pay. The proposed healthcare would increase the availability of medical services in the East Los Angeles Community through the variety of services offered to patients, including adult and pediatric medicine, dentistry, optometry, and select specialty services. Additional care management services include disease management for those with chronic diseases; clinical pharmacy for those who must manage multiple medications; and exercise and nutrition classes for those interested in learning about healthy lifestyle choices. The services to be provided are consistent with the healthcare service goals of the Community Plan.

The proposed project is compatible with the surrounding uses and fits into the other community serving uses in the immediate vicinity including the East Los Angeles County Hall with various County Departments, the Edward R. Roybal Comprehensive Health Center, East Los Angeles Sheriff’s Station, and a public middle school. The project is consistent with the policy of the Community Plan which states ***provide for new development which is compatible with and complements existing uses.*** The proposed healthcare center is similar in size and bulk to surrounding buildings such as the Edward R. Roybal Comprehensive Health Center and is architecturally similar to the East Los Angeles library building located directly across the street. The Healthcare Center would complement the existing public services uses already developed in the immediate area and is therefore consistent with the goal of the Community Plan related to compatibility of new development with existing uses.

Zoning Ordinance and Development Standards Compliance

The project site is located with the East Los Angeles Community Standards District ("ELA CSD") and is zoned IT (Institutional). The intent and purpose of the IT Zone is to provide for the preservation, maintenance and enhancement of public and quasi-public uses and resources of the county as defined in the general plan. The following development standards apply:

Section 22.40.710- IT Zone Development Standards

The following are general development standards for the IT Zone:

- A. The arrangement of buildings, architectural design and types of uses shall be such so as to minimize adverse impacts on adjacent properties.

The Community Health Center building is designed to be located the furthest away from all surrounding residents as physically possible; it is located in the North West portion of the property. The nearest residence is more than 160 feet away from the health care center building (residential properties are to the South and East). The Architectural design utilizes a similar rectilinear structure, materials, and stucco colors that are prevalent in the surrounding area. Uses are limited to weekday outpatient services (Monday through Friday, 8:00a.m. to 6:00p.m.) with no overnight stays.

- B. Access and Parking. Parking spaces as required by Part 11, Chapter 22.52 shall be provided as well as adequate provisions for vehicular access and loading to prevent undue congestion on adjacent streets and highways, particularly on local streets.

Pursuant to County Code Section 22.52.1120, outpatient clinics, laboratories, pharmacies and other similar uses shall have one parking space for each 250 square feet of floor area when established in conjunction with a hospital. The proposed health care center will function as an outpatient hospital performing outpatient procedures; therefore the parking ratio in the above mentioned section is appropriate for this use. The gross square footage of the healthcare center is 24,800 square feet, which would require 99 parking spaces ($24,800/250=99$). The applicant has requested a parking deviation to allow for approximately 25% less parking than required by code, 74 parking spaces are proposed for the site. The deviation request is being reviewed concurrently with Variance request and would meet this development standard if approved. Access is being provided via driveway on Third Street and the project will not create undue congestion.

- C. Development Features. The development plan shall include yards, walls, walks, landscaping and such other features as may be needed to make the development attractive, adequately buffered from adjacent more restrictive use and compatible with the character of the surrounding area.

The proposed landscaping plan depicts approximately 12,000 square feet of landscaping on-site (approximately 21% of total site area). Fencing (six feet tall) will be installed along the western property perimeter to provide a buffer between the proposed use and the adjacent school.

- D. Signs. The director may allow signs subject to the standards prescribed for the C-1 Zone, where he finds that said signs will be compatible with the character and nature of the surrounding area.

The applicant shall submit a sign plan for the project site. All signage shall comply with all applicable standards in Section 22.44.118 and Part 10 of Section 22.52.

Section 22.44.118C. East Los Angeles CSD Development Standards

The following are community-wide development standards specified for area within the East Los Angeles CSD.

- A. Fences. Chain link or wrought iron style fences not exceeding four feet in height shall be permitted. If site plans are submitted to and approved by the planning director pursuant to Section 22.56.1660, wrought iron style fences which do not exceed a height of six feet may be erected. The planning director may impose such conditions on the fence design as are appropriate to assure public safety, community welfare, and compatibility with the adopted policies of the East Los Angeles Community Plan. Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron style fences, and shall not cause a significant visual obstruction. No slats or other view-obscuring materials may be inserted into or affixed to such fences.

All fences are six (6) feet or under, except for an existing ten (10) foot wall along the Eastern property boundary, which is legal non-conforming as it was built prior to the ELA CSD.

- B. Height Limit. The maximum height of any structure shall be 40 feet except that devices or apparatus essential to industrial processes or communications related to public health and safety may be 50 feet in height or as otherwise specified in this section; said heights may be modified subject to a conditional use permit.

The proposed building height is approximately 33 feet. The project meets the height standard.

- C. Signage.

The applicant shall submit a sign plan for the project site. All signage shall comply with all applicable standards in Section 22.44.118 and Part 10 of Section 22.52.

NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY

The neighborhood the healthcare center will serve will be enhanced aesthetically. The existing Church has been vacant for approximately four years and has fallen into disrepair and it has been a target for graffiti and transients. The proposed new development will improve the site by demolishing the vacant church building and developing the site with a modern building esthetically designed with ample with landscaping. The proposed healthcare center is compatible with the surrounding uses in the area as the immediate area includes many community serving uses, such as the East Los Angeles County Civic Center (directly across the street), Edward R. Roybal Comprehensive Health Center (directly across the street) and Griffith Middle School (adjacent to the site). The proposed healthcare center intends to work

cooperatively with the existing Roybal clinic to centralize and complement services already being provided. The immediate area has several public transit options including bus and rail, the East Los Angeles Metro Gold Line runs along Third Street and stops directly in front of the site, providing easy accessibility to Healthcare Center site and supporting the parking reduction.

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.56.290 and principles and standards identified by Section 22.56.1690 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. The Healthcare Center will replace an existing vacant dilapidated building on the project site and will provide healthcare options to the local community. The project will not adversely affect the health, peace, comfort or welfare or persons residing or working in the area because the area is currently surrounded by public service uses and the building itself is located more than 200 feet away from the nearest residence. Additionally, the project site is located in close proximity to multiple modes of public transit and many of the patients will walk to the location which requires less parking than would otherwise be required. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Fire Department – The Los Angeles County Fire Department had comments related to water flow, site access, locking devices for gates, fire lanes and turnarounds. The Department cleared the project for hearing with conditions of approval. Letter dated January 17, 2012 attached.

Public Works - The Los Angeles County Department of Public Works had comments related to road improvements, grading and drainage. The Department cleared the project for hearing with conditions of approval. Letter dated May 22, 2012 attached.

Public Health - The Los Angeles County Department of Public Health had comments related to noise. The Department cleared the project for hearing with conditions of approval. Letter dated April 19, 2012 attached

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

Metropolitan Transportation Authority (MTA) - The Los Angeles County MTA had comments related to the proximity of the project to the Metro Gold Line Light Rail. The MTA requested that the applicant record a noise easement for the proposed project and stated no encroachment into the railroad right-of-way is allowed. Letter dated March 1, 2012 attached.

PUBLIC COMMENTS

Staff has not yet received any comments from the public.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

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 R2011-01571-(1) subject to the attached conditions.

SUGGESTED APPROVAL MOTIONS

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT NEGATIVE DECLARATION

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER 201100006 AND PARKING DEVIATION NO. 201100006 WITH FINDINGS AND CONDITIONS.

Prepared by Anita Gutierrez, Acting Principal Planner, Special Projects Section
Reviewed by Samuel Dea, Supervising Regional Planner, Special Projects Section

- Attachments:
Draft Conditions of Approval
Applicant's Burden of Proof statement
Environmental Document
Site Photographs
Site Plan
Land Use Map

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2011-01571-(1)
CONDITIONAL USE PERMIT NO. 201100150
PARKING DEVIATION NO. 201100006**

1. **ENTITLEMENTS REQUESTED.** The applicant, East Third Street, LLC is requesting a Conditional Use Permit (CUP) to authorize construction of a 24,800 square foot, two-story Community Healthcare Center ("Healthcare Center"), pursuant to County Code Section 22.40.700 on a 1.32 acre site in the IT (Institutional) Zone. Additionally, the applicant, is requesting a parking deviation to authorize a 25% (25 space) parking reduction in required parking, pursuant to County Code Section 22.56.1762 allows for a parking deviation to be granted for a reduction not to exceed 30 percent of the number of required vehicle parking spaces pursuant to a Director's Review. The applicant's requested parking deviation will be considered concurrently with the CUP request. In accordance with County Code Section 22.56.1700.
2. **HEARING DATE.** July 25, 2012
3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.**
4. **PROJECT DESCRIPTION.** The project includes demolition of an existing vacant church building on the subject property and construction of a new 24,800 square foot, two-story Healthcare Center that will provide adult and pediatric family practices, optometry, dentistry, obstetrics, optometry, pharmacy (dispensary for Clinic patients only) other clinical services as well as a reconfigured 74 space surface parking lot. The healthcare center is being developed for the operations of a nonprofit 501 (c)(3) public benefit corporation that provides primary healthcare services to the medically underserved and underinsured communities in the County of Los Angeles. The proposed hours of operation for the Healthcare Center are Monday through Friday, 8:00 a.m. to 6:00 p.m.
5. **LOCATION.** The project site is located at the intersection of East Third Street and Civic Center Way at 4816 East Third Street, East Los Angeles. The 1.32 acre property is comprised of four parcels that will be tied together as part of the conditions of approval (APNs 5248-001-001, 5248-001-015, 5248-001-016 and 5248-001-017).
6. **SITE PLAN DESCRIPTION.** The site is currently developed with a church and a 59 space paved surface parking lot. The proposed site plan depicts a new 24,800 square foot, two-story building on the northwestern portion of the project site and a 74 space pave surface parking lot with one driveway for ingress and egress on East Third Street. The existing church and parking lot would be demolished and replaced with new development.
7. **EXISTING ZONING.** The project site is located with the East Los Angeles Community Standards District ("ELA CSD") and is zoned IT (Institutional).

8. **EXISTING LAND USES.** The site is currently developed with a existing vacant church building and surface parking lot.
9. **PREVIOUS CASES/ZONING HISTORY.** A Conditional Use Permit for a new church in the C-2 & R-2 Zones was approved on September 25, 1985 (CUP85045). A Parking Permit for off-site parking in association with a church was approved on September 25, 1985 (PK85012). Ordinance ZC880226 changed the zone on the subject site from C-2 (Neighborhood Commercial) to I (Institutional) on September 13, 1988.
10. **COMMUNITY PLAN CONSISTENCY.** The project site is located within the East Los Angeles Community Plan ("Community Plan") and is designated as category P (Public Use), which allows for schools, parks/open space, public buildings and hospitals. Staff has determined that a Healthcare Center is classified as a hospital type use that fits into the category of uses allowed in the Institutional Zone subject to a CUP and it is a use contemplated by the Community Plan for the subject property.

Goals relevant to the proposed use outlined in Plan are *to promote more efficient delivery of services, such as health, public safety, education, etc. and to increase understanding of health problems and utilization of health care services in the community.* The operator, QueensCare Family Clinics is an independently run, nonprofit 501(c)(3) organization focused on providing primary healthcare to underserved communities that might not otherwise have access, regardless of ability to pay. The proposed healthcare would increase the availability of medical services in the East Los Angeles Community through the variety of services offered to patients, including adult and pediatric medicine, dentistry, optometry, and select specialty services. Additional care management services include disease management for those with chronic diseases; clinical pharmacy for those who must manage multiple medications; and exercise and nutrition classes for those interested in learning about healthy lifestyle choices. The services to be provided are consistent with the healthcare service goals of the Community Plan.

The proposed project is compatible with the surrounding uses and fits into the other community serving uses in the immediate vicinity including the East Los Angeles County Hall with various County Departments, the Edward R. Roybal Comprehensive Health Center, East Los Angeles Sheriff's Station, and a public middle school. The project is consistent with the policy of the Community Plan which states *provide for new development which is compatible with and complements existing uses.* The proposed healthcare center is similar in size and bulk to surrounding buildings such as the Edward R. Roybal Comprehensive Health Center and is architecturally similar to the East Los Angeles library building located directly across the street. The Healthcare Center would complement the existing public services uses already developed in the immediate area and is therefore consistent with the goal of the Community Plan related to compatibility of new development with existing uses.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The project site is located with the East Los Angeles Community Standards District ("ELA CSD") and is zoned IT (Institutional). The intent and purpose of the IT Zone is to provide for the preservation, maintenance and enhancement of public and quasi-public uses and resources of the county as defined in the general plan.

Section 22.40.710- IT Zone Development Standards

- A. The arrangement of buildings, architectural design and types of uses shall be such so as to minimize adverse impacts on adjacent properties.

The Community Health Center building is designed to be located the furthest away from all surrounding residents as physically possible; it is located in the North West portion of the property. The nearest residence is more than 160 feet away from the health care center building (residential properties are to the South and East). The Architectural design utilizes a similar rectilinear structure, materials, and stucco colors that are prevalent in the surrounding area. Uses are limited to weekday outpatient services (Monday through Friday, 8:00a.m. to 6:00p.m.) with no overnight stays.

- B. Access and Parking. Parking spaces as required by Part 11, Chapter 22.52 shall be provided as well as adequate provisions for vehicular access and loading to prevent undue congestion on adjacent streets and highways, particularly on local streets.

Pursuant to County Code Section 22.52.1120, outpatient clinics, laboratories, pharmacies and other similar uses shall have one parking space for each 250 square feet of floor area when established in conjunction with a hospital. The proposed health care center will function as an outpatient hospital performing outpatient procedures; therefore the parking ratio in the above mentioned section is appropriate for this use. The gross square footage of the healthcare center is 24,800 square feet, which would require 99 parking spaces ($24,800/250=99$). The applicant has requested a parking deviation to allow for approximately 25% less parking than required by code, 74 parking spaces are proposed for the site. The deviation request is being reviewed concurrently with Variance request and would meet this development standard if approved. Access is being provided via driveway on Third Street and the project will not create undue congestion.

- C. Development Features. The development plan shall include yards, walls, walks, landscaping and such other features as may be needed to make the development attractive, adequately buffered from adjacent more restrictive use and compatible with the character of the surrounding area.

The proposed landscaping plan depicts approximately 12,000 square feet of landscaping on-site (approximately 21% of total site area). Fencing (six feet tall) will be installed along the western property perimeter to provide a buffer between the proposed use and the adjacent school.

- D. Signs. The director may allow signs subject to the standards prescribed for the C-1 Zone, where he finds that said signs will be compatible with the character and nature of the surrounding area.

The applicant shall submit a sign plan for the project site. All signage shall comply with all applicable standards in Section 22.44.118 and Part 10 of Section 22.52.

Section 22.44.118C. East Los Angeles CSD Development Standards

- A. Fences. Chain link or wrought iron style fences not exceeding four feet in height shall be permitted. If site plans are submitted to and approved by the planning director pursuant to Section 22.56.1660, wrought iron style fences which do not exceed a height of six feet may be erected. The planning director may impose such conditions on the fence design as are appropriate to assure public safety, community welfare, and compatibility with the adopted policies of the East Los Angeles Community Plan. Those portions of fences more than three and one-half feet high must be substantially open, except for pillars used in conjunction with wrought iron style fences, and shall not cause a significant visual obstruction. No slats or other view-obscuring materials may be inserted into or affixed to such fences.

All fences are six (6) feet or under, except for an existing ten (10) foot wall along the Eastern property boundary, which is legal non-conforming as it was built prior to the ELA CSD.

- B. Height Limit. The maximum height of any structure shall be 40 feet except that devices or apparatus essential to industrial processes or communications related to public health and safety may be 50 feet in height or as otherwise specified in this section; said heights may be modified subject to a conditional use permit.

The proposed building height is approximately 33 feet. The project meets the height standard.

- C. Signage.
The applicant shall submit a sign plan for the project site. All signage shall comply with all applicable standards in Section 22.44.118 and Part 10 of Section 22.52.

12. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The neighborhood the healthcare center will serve will be enhanced aesthetically. The existing Church has been vacant for approximately four years and has fallen into disrepair and it has been a target for graffiti and transients. The proposed new development will improve the site by demolishing the vacant church building and developing the site with a modern building esthetically designed with ample with landscaping. The proposed healthcare center is compatible with the surrounding uses in the area as the immediate area includes many community serving uses, such as the East Los Angeles County Civic Center (directly across the street), Edward R. Roybal Comprehensive Health Center (directly across the street) and Griffith Middle School (adjacent to the site). The proposed healthcare center intends to work cooperatively with the existing Roybal clinic to centralize and complement services already being provided. The immediate area has several public transit options including bus and rail, the East Los Angeles Metro Gold Line runs along Third Street and stops directly in front of the site, providing easy accessibility to Healthcare Center site and supporting the parking reduction.
13. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** In a letter dated January 17, 2012 the Los Angeles County Fire Department had comments related to water flow, site access, locking devices for gates, fire lanes and turnarounds. The Department cleared the project for hearing with conditions of approval. In a letter dated May 22, 2012 the Los Angeles County Department of Public Works had comments related to road improvements, grading and drainage. The Department cleared the project for hearing with conditions of approval. In a letter dated April 19, 2012 the Los Angeles County Department of Public Health had comments related to noise. The Department cleared the project for hearing with conditions of approval.
14. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** In a letter dates March 1, 2012 the Los Angeles County Metropolitan Transportation Authority (MTA) had comments related to the proximity of the project to the Metro Gold Line Light Rail. The MTA requested that the applicant record a noise easement for the proposed project and stated no encroachment into the railroad right-of-way is allowed.
15. **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.
16. **PUBLIC COMMENTS.** No comments from the public have been received.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

17. The project site is located within the East Los Angeles Community Plan and is designated as category P (Public Use), which allows for schools, parks/open space, public buildings and hospitals. Staff has determined that a Healthcare

Center is classified as a hospital type use that fits into the category of uses allowed in the Institutional Zone subject to a CUP and it is a use contemplated by the Community Plan for the subject property. Therefore, the proposed use will be consistent with the adopted community plan for the area.

18. The Healthcare Center will replace an existing vacant dilapidated building on the project site and will provide healthcare options to the local community. The project site is currently surrounded by public service uses and the building itself is located more than 200 feet away from the nearest residence. 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.
19. The healthcare center's building footprint is 12,400 square feet on a 56,000 square foot site, which is comparable to the footprint of the existing vacant church and site layout. The project has been designed to aesthetically and functionally complement the existing public service facilities in the immediate area. 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.
20. The project site is located along 3rd street, which is a major arterial through the community. The East Los Angeles light rail now runs along the center of the street and several bus services run along the same route. 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 DEVIATION SPECIFIC FINDINGS

21. The only deviation in development standards being requested is a minor deviation in parking. Therefore, the use, development of land and/or application of development standards is in compliance with all applicable provisions of this Title 22.
22. The project site is located in close proximity to multiple modes of public transit and many of the patients will walk to the location which requires less parking than would otherwise be required. Therefore, the use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice;

23. The Healthcare Center will replace an existing vacant dilapidated building on the project site and will provide healthcare options to the local community. The project site is currently surrounded by public service uses. Therefore, the use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design.

ENVIRONMENTAL DETERMINATION

24. An initial study was prepared to analyze all potential impacts. After consultation with County and outside agencies all impacts were determined to be less than significant. Therefore, the Regional Planning Commission, 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 Regional Planning Commission that there is no substantial evidence that the project will have a significant effect of the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Negative Declaration.
25. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to thirty-five (35) years.
26. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission'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 Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

WITH RESPECT TO CONDITIONAL USE PERMIT NO. 201100150

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

WITH RESPECT TO PARKING DEVIATION NO. 201100006

- A. The use, development of land and/or application of development standards is in compliance with all applicable provisions of this Title 22; and
- B. The use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice; and
- C. The use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit and Parking Deviation as set forth in Section 22.56.090 and 22.56.1690 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission, 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 Regional Planning Commission that there is no substantial evidence that the project will have a significant effect of the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Negative Declaration.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Number 201100150 and Parking Deviation Number 201100006 are approved subject to the attached conditions.

SD:ADG
07/12/2012

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
PROJECT NO. R2011-01571-(1)
CONDITIONAL USE PERMIT NO. 201100150
PARKING DEVIATION NO. 201100006**

PROJECT DESCRIPTION

The project includes demolition of an existing vacant church building on the subject property and construction of a new 24,800 square foot, two-story Healthcare Center that will provide adult and pediatric family practices, optometry, dentistry, obstetrics, optometry, pharmacy (dispensary for patients only) other clinical services as well as a reconfigured 74 space surface parking lot. The healthcare center is being developed for the operations of a nonprofit 501 (c)(3) public benefit corporation that provides primary healthcare services to the medically underserved and underinsured communities in the County of Los Angeles, 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. **This grant shall terminate on July 25, 2047.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit and Parking Deviation application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. 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 **\$3,500.00**. 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 **seventeen (17) biennial (one every other year)** 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. 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 **\$2,176.50** (\$2,101.50 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.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("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.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
14. All development 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.

15. All development pursuant to this grant shall conform with the requirements of County Department of Public Works.
16. 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.

17. 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.
18. 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 Deviation

19. The permittee shall make available not less than seventy-four (74) parking spaces on-site, of which, a minimum of three (3) parking spaces shall be handicap accessible, pursuant to parking standards in County Code Section 22.52.1120 and calculated at a parking ratio of one parking space for each 250 square feet of floor area.

PERMIT SPECIFIC CONDITIONS – Conditional Use Permit

20. If the healthcare center substantially changes its mode or character of operation so as to require more or less parking, or if the current or any subsequent owner changes the use or occupancy on the subject property so as to require more or less parking the permittee shall submit an application for a Revised Exhibit "A" or parking permit if applicable within 90 days of such occurrence.

PROJECT SITE SPECIFIC CONDITIONS

21. The permittee shall file and record a covenant and agreement to hold the parcels as one. Submit a copy of the document to be recorded for review and approval to the Department of Regional Planning. Upon recordation, an official copy of the recorded covenant and agreement shall be provided to the Director of Planning (Director).
22. The permittee shall file and record a noise easement granting the Metropolitan Transportation Authority a perpetual easement and right-of-way appurtenant to the East Los Angeles Gold Line Project to encompass and cover the entirety of the applicant's property. Submit a copy of the document to be recorded for review and approval to the Department of Regional Planning. Upon recordation, an official copy of the recorded covenant and agreement shall be provided to the Director of Planning (Director).

Attachments:

Fire Department Letter dated January 17, 2012

Department of Public Works Letter dated May 22, 2012

Department of Public Health Letter dated April 19, 2012

Metropolitan Transportation Authority Letter dated March 1, 2012



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

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

May 22, 2012

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Anita Gutierrez

FROM:  Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201100150
PROJECT NO. R2011-01571
4816 EAST 3RD STREET
ASSESSOR'S MAP BOOK NO. 5248, PAGE 1, PARCEL NO. 15
UNINCORPORATED COUNTY AREA OF EAST LOS ANGELES

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

We reviewed CUP No. 201100150 in the unincorporated County area of East Los Angeles. The project is for the construction of a proposed 24,800 square-foot, two-story community health center.

THE FOLLOWING ARE PUBLIC WORKS CONDITIONS.

1. Road
 - 1.1. Permission is granted to waive the 5 foot wide future right-of-way dedication on Gratian Street.
 - 1.2. Construct a 5 foot-sidewalk adjacent to the back of curb on Gratian Street, along the property frontage, to the satisfaction of Public Works. Additional sidewalk pop-outs in the vicinity of any above-ground utilities will be necessary to meet current Americans with Disabilities Act (ADA) guidelines. Relocate any affected utilities.

- 1.3. Construct driveway approaches to the site to comply with current ADA guidelines and to the satisfaction of Public Works. Relocate any affected utilities.
- 1.4. The planter area and the first parking stall on the west side of the driveway shall be designed to be compatible with the driveway opening on 3rd Street.
- 1.5. Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on 3rd Street to the satisfaction of Public Works.
- 1.6. Provide adequate sight distance (both horizontal and vertical) commensurate with a 40 mph design speed (415 feet) from the proposed driveway on 3rd Street in both directions. Remove any interfering obstructions.
- 1.7. Construct a new curb ramp at the intersection of 3rd Street and the East Los Angeles Civic Center to comply with current ADA guidelines and to the satisfaction of Public Works. Relocate any affected utilities.
- 1.8. Replace any displaced/broken sidewalk along the property frontage on 3rd Street to the satisfaction of Public Works.
- 1.9. Plant street trees on 3rd Street and Gratian Street along property frontage. Existing trees in the right of way shall be removed and replaced if not acceptable as street trees.
- 1.10. Repair any improvements damaged during construction to the satisfaction of Public Works.
- 1.11. Submit street improvement plans and acquire street plan approval or direct check status before obtaining a grading permit.
- 1.12. Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Sam Richards at (626) 458-4921 or srich@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 devices.
- 2.3 Obtain soil/geology approval of the grading plan from Public Works' Geotechnical and Materials Engineering Division (if applicable).
- 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.

For questions regarding the grading conditions, please contact Sam Richards at (626) 458-4921 or srich@dpw.lacounty.gov.

3. Drainage

- 3.1. Prior to issuance of a building permit, a drainage and grading plan must be approved to provide for the proper distribution of drainage including contributory drainage from adjoining and to comply with National Pollutant Discharge Elimination System, Stormwater Management Plan, and SUSMP requirements.
- 3.2. Per Los Angeles County Code Section 12.84.460, comply with Low-Impact Development (LID) standards in accordance with the LID development Standards Manual, which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf.

For questions regarding the drainage conditions, please contact Christopher Sheppard at (626) 458-4921 or csheppard@dpw.lacounty.gov.

Mi Kim
May 22, 2012
Page 4

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

RC:tb

P:\dpub\SUBMGT\CUP\Project R2011-01571 CUP 201100150 4816 East 3rd Street Final.docx



Metro

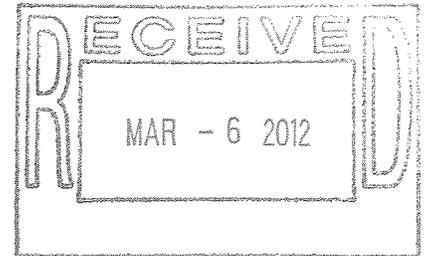
Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

213.922.2000 Tel
metro.net

March 1, 2012

Anita Gutierrez
Special Projects Section
County of Los Angeles
Department of Regional Planning
320 West Temple St.
Los Angeles, CA 90012



Ms. Gutierrez,

Thank you for the opportunity to comment on the Notice of Consultation and Initial Study for the East Third Street Community Health Center project. This letter conveys recommendations from the Los Angeles County Metropolitan Transportation Authority (LACMTA) concerning issues that are germane to our agency's statutory responsibilities in relation to the proposed project.

It is noted that the northern boundary of the project site is adjacent to the Metro Gold Line Light Rail East LA Civic Center Station. As a result of the project site's close proximity to this station and associated MTA facilities, the following concerns should be addressed:

1. The applicant should be advised that the Metro Gold Line Light Rail currently operates weekday peak service as often as every five minutes in both directions and that trains may operate, in and out of revenue service, 24 hours a day, seven days a week, adjacent to the proposed project.
2. Considering the proximity of the proposed project to the railroad station and right-of-way (ROW), the Metro Gold Line will produce noise, vibration and visual impacts.
3. The applicant should include a Noise Easement for the proposed project. Sample language is attached.
4. There shall be no encroachment onto the railroad ROW. If access is necessary for the developer or his contractor to enter the railroad ROW during construction, a temporary right-of-entry agreement must be obtained from MTA.

MTA looks forward to reviewing the Negative Declaration. If you have any questions regarding this response, please call me at 213-922-2836 or by email at hartwells@metro.net. Please send the Negative Declaration to the following address:

MTA CEQA Review Coordination
One Gateway Plaza MS 99-23-2
Los Angeles, CA 90012-2952
Attn: Scott Hartwell

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Hartwell", with a long horizontal flourish extending to the right.

Scott Hartwell
CEQA Review Coordinator, Long Range Planning

Attachment



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

**Land Development Unit – Fire Prevention Division
5823 Rickenbacker Road
Commerce, California 90040-3027
Office (323) 890-4243; Fax (323) 890-9783**

DATE: January 17, 2012

TO: Department of Regional Planning
Zoning Permits – Anita Gutierrez

PROJECT #: R2011-01571

LOCATION: 4816 East Third Street, East Los Angeles

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is **2000** gallons per minute for **2** hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. **2** Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Flow Test __ existing 6" X 4" X 2 1/2" public fire hydrant, 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 proposed project is "CLEARED" for public hearing.
Provide an approved Fire Department locking device for each gate location on the west side of the proposed building.
- Water:** The proposed building is required to have a full NFPA 13 Sprinkler System installed for the reduced fire flow.
- Access:** Provide access to within 150 feet of all exterior portions of the proposed building.
As noted on the site plan, provide a minimum driveway width of 26 feet, clear-to-sky. The driveway shall be posted "No Parking - Fire Lane".
Provide the Fire Department turnarounds as noted on the site plan.
As noted on the site plan, provide a minimum 5-foot walkway around the proposed building for Fire Department access.
Provide an approved Fire Department locking device for each gate location on the west side of the proposed building.



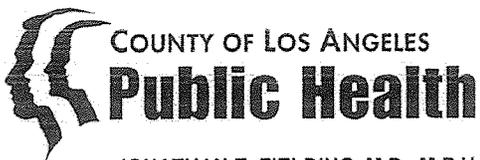
**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

**Land Development Unit – Fire Prevention Division
5823 Rickenbacker Road
Commerce, California 90040-3027
Office (323) 890-4243; Fax (323) 890-9783**

- Special Requirements:** The building plans and fire protection systems plans shall be submitted to the Fire Department's Engineering Unit which is located 5823 Rickenbacker Road in Commerce. The phone number is (323) 890-4125.

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



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

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016



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April 19, 2012

TO: Anita Gutierrez
Acting Principal Planner
Special Projects Section
Department of Regional Planning

FROM: Ken Habaradas, M.S., REHS *K Habaradas*
Environmental Health Division
Department of Public Health

SUBJECT: PROJECT NO. R2011-01571 / RCUP 201100006
LOCATION: 4816 EAST 3RD ST., EAST LOS ANGELES
PERMIT CONSULTATION – 2ND SUBMITTAL (EXHIBIT MAP 4/12/12)

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

The Department of Public Health – Environmental Health Division has reviewed the information provided for the above referenced project. The CUP is for a new Community Health Center in an IT-zone within the East Los Angeles Community Plan area.

The Department recommends approval of this CUP with the following condition:

1. The project shall comply with the requirements of the Los Angeles County Noise Control Ordinance as found in Title 12 of the Los Angeles County Code.

If you should have any questions, please contact me at (626) 430-5382.

KH:kh



MINOR PARKING DEVIATION BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.1690, the applicant shall substantiate the following:

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

A. That the use, development of land and/or application of development standards is in compliance with all applicable provisions of this Title 22.

The request for our Community Clinic minor Parking Deviation is in compliance with your Title 22 applicable provisions due to such factors as being in extremely close proximity to multiple modes of public transit (3rd st. main line bus stop & gold line light rail station directly in front), our patients are mostly from the local east l.a. area & many are literally walk-ins, clinic departments days & times of service are staggered, advance appointments are spread throughout the m-f 8 to 6 hours, and staff work schedules are staggered & spread out throughout the work day.

B. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of this site for the particular use or development intended, is arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.

The Clinic building has been designed as 2 stories, 12,400 sf/floor on a 56,000 sf site - consistent with the existing long vacant church. Our health center use conforms to the East L.A. Community plan and the IT zoning (category P - public use) per DRP. The design will integrate seamlessly with neighboring properties and all landscaping, walls, setbacks etc. will conform to current County standards & guidelines.

C. That the use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design.

Our Community Clinic will be located in the same NW corner as the existing long vacant church, directly on 3rd Street which will be the only site access (not the residential Gratian St. to the south). The environmental impacts are minimal and adherence to County development standards enhanced by meetings with County Planning, Public Works, Fire Department staff, etc. to better comply with functional codes & requirements.



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.

Our healthcare Clinic building is for the underserved local Community use and it will be located in the same place as the existing vacant church at the northwest corner of the site directly on 3rd st. at the gold line station. the griffith middle school open play yard is directly to the west, vacant county land (slated for parking) is directly east, and our parking is to the south. clinic access is only from 3rd st.- not from the gratian st. residential area some 200' from our building. we are open only during normal business hours & will not significantly increase noise, traffic, or any other hazards.

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.

Our Clinic building has a 12,400sf footprint (2 stories) on a 56,000sf site- comparable to the existing vacant church. this it zoned land in the ela community plan area is designated category p (public use) and drp has determined our health center conforms to that use. our clinic project is consistent with other uses in the surrounding area and is designed to integrate as seamlessly as possible into the adjacent neighborhood area. onsite parking, landscaping, walls, setbacks, etc. are designed to conform with current county standards & guidelines.

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.

the proposed project is located right on 3rd street- a major local county artery that now includes the directly adjacent gold line light rail station and regular bus service. the attached project narrative from rbb architects further outlines how our project has been designed to minimize and/or mitigate negative environmental impacts. in addition, we have met with representatives of county planning, public works, and the fire department in order to better understand, attempt to incorporate, and comply with their technical codes and physical requirements.

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



Project title: "East Third Street Community Health Center"/Project Number R2011-01571-(1)/Permit No(s).RCUP201100150, RPKD201100006 and RENV201100242.

Lead agency name and address: County of Los Angeles, Department of Regional Planning
320 West Temple St. Los Angeles, CA 90012

Contact Person and phone number: Anita Gutierrez, Special Projects Section, (213) 974-4813

Project sponsor's name and address: East Third Street, LLC, 1300 North Vermont Avenue, Suite 1002
Los Angeles, CA 90027

Project location: 4816 East Third Street, Los Angeles, CA 90022

APN: 5248-001-001, 5248-001-015, 5248-001-016, 5248-001-017 **Thomas Guide:** 635 (G-6) **USGS Quad:** Los Angeles

Gross Acreage: The project site is comprised of four parcels which together total 1.28 acres.

Description of project: The project includes a new two-story Community Health Center ("Center") of approximately 24,800 gross square feet within the IT (Institutional) Zone in the Unincorporated Community of East Los Angeles. The community healthcare center will provide adult and pediatric family practices, optometry, dentistry, obstetrics, pharmacy and other clinical services. The Center would not provide on-site hospital services or overnight/ urgent care. The site development includes parking and landscape areas with 74 parking stalls to be provided. The Center estimates having approximately 70 total daily employees and approximately 258 daily patient visits are anticipated. Employee shifts would be staggered throughout the day. Hours of operation would be Monday through Friday, 8:00am-6:00pm. The project also includes a request for a parking deviation to allow for a twenty-five space reduction in parking from the ninety-nine parking spaces required per LA County code.

General plan designation: P-(Public Use) in the East Los Angeles Community Plan
Community/Area wide Plan designation: P-Public Use

Zoning: The project is located within the East Los Angeles Community Standards District and is designated at category IT (Institutional).

Surrounding land uses and setting: The property is located at the intersection of East Third Street and Civic Center Way, immediately adjacent to the Los Angeles County Metropolitan Transportation Authority (Metro), East L.A Civic Center Station for the Gold line. The site is developed with an existing church and a fifty-nine space paved parking lot. The surrounding land uses include: to the East vacant property and a mix single family and multi-family homes, to the South multi-family homes, to the West a Middle School (Griffith) and to the North the East L.A. County Civic Center.

Major projects in the area:

Project/Case No.

RPP200501749

Description and Status

Change of use from a residence into a commercial medical building. Approved in June 2006

RPP200900475

A 60-unit mixed-use complex with 12 Joint Live and Work Units, a community center and 48 apartment units. Includes a haul route for the off-site transport of 33,000 cubic yards of graded materials. Approved December 2010

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

Special Reviewing Agencies

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

Regional Significance

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

Trustee Agencies

- 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

- DPW:
 - Land Development Division (Road, Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
- Sanitation District
- Public Health: Environmental Hygiene (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
- MTA

Public agency approvals which may be required:

Public Agency

Approval Required

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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 [Handwritten Signature]

Date 6/14/12

Signature [Handwritten Signature]

Date 6/14/12

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

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect on a scenic vista, including County-designated scenic resources areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Source: LA County General Plan</u>				
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Source: LA County Department of Regional Planning Trails Plan</u>				
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project is not located in the vicinity of a scenic highway, corridor, hillside, or ridgeline. The project would not obstruct views from a regional riding or hiking trail as it is not located in the vicinity of any trails. The proposed project would be consistent with the visual character of the surrounding area as several government and public agency buildings are located in the immediate vicinity of an established community.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Farmland Mapping and Monitoring Program, California Department of Conservation

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: LA County General Plan

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no lands in the East Los Angeles Community Plan or the Los Angeles County General Plan that are designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The FMMP does not include this portion of the County in its mapping effort due to the predominance of urban development and the lack of agricultural uses. Thus, the proposed project would have no impact on designated Farmlands. The project site is not zoned as forest land or timber land and there are no Williamson Act Contracts in the vicinity of the proposed project. There are no forests or designated farmlands in the vicinity of the project site and no conversion of forest land or farmland to other uses or would occur with the proposed project. No impact on existing forest.

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.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Violate any applicable federal or state air quality standard or contribute substantially to an existing or projected air quality violation (i.e. exceed the State's criteria for regional significance which is generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d) Otherwise 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Possible with the 60 and 710 freeways, but standard construction methods and building design features such as HVAC systems and building insulation will reduce impacts to a less than significant level.</u>				
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No objectionable odors to be emitted as HVAC systems and building insulation will reduce impacts to a less than significant level.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>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 (DFG) or U.S. Fish and Wildlife Service (USFWS)?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Have a substantial adverse effect on sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations DFG or USFWS? These communities include Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and Sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan.</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands) or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, etc.)?

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36) and the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16)?

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

The project is not located in a Significant Ecological Area (SEA) or in the vicinity of a federally protected wetland, therefore the project would not have an impact on SEA's or federally protected waters. As indicated in the preceding sections, the project is located in an urbanized area on-site vegetation consists of non-native ornamental plants. Native habitat in the vicinity of the project site has been disturbed as part of the areas past development and existing on-site improvements. The proposed project site is located across the street from a County Civic Center and County Health Center and adjacent to a middle school. Residential land uses are East and South of the project site.

5. CULTURAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

There are no “historically significant” structures or archaeological resources as defined in the State CEQA Guidelines, and therefore there will be no impact. The site has been developed with substantial improvements.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Comply with Los Angeles County Green Building Standards?(L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project will be designed to meet current Los Angeles County Green Building standards and will be LEED certified or its equivalent.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Be located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone, and 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Source: <u>The California Geological Survey: Alquist-Priolo Earthquake Fault Zone Maps</u>				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Source: <u>The California Geological Survey</u>				
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
No liquefaction zone near the subject property. Source: <u>The California Geological Survey</u>				
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Source: <u>Plate 5 Los Angeles County Landslide Inventory Map</u>				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

e) Have soils incapable of adequately supporting the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

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 East Montebello Fault is located 4.42 miles northwest of the project site. A geotechnical study has been prepared for the project and concludes the site is suitable for the proposed project. The project is not located in an area of liquefaction. A sewer area study assessing the adequacy of the public wastewater system will be submitted to Public Works for review and approval. Minimal grading is proposed for site development, approximately 1,544 cubic yards of cut is proposed and 4,163 cubic yards of fill (total 2,619 cubic yards of import).

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Generate greenhouse gas (GhGs) emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., on global climate change)? Normally, the significance of the impacts of a project's GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Temporary impacts would result from construction of the proposed project. GHGs would be emitted by construction equipment and worker vehicles, however, these GHG emissions would be short-term and would be considered less than significant. Long-term annual GHG emissions attributed to the proposed project would be generated from the increased use of electricity and water and from vehicle trips generated by the project, however by using energy efficient technology GHG's would be less than significant. Additionally, the project is adjacent to Metro Gold Line and it is anticipated that a majority of patients would take public transportation to and from the health center, therefore a majority of the residents will not be driving vehicles keeping the vehicle trip to a minimum and the GHG's would be less than significant. The project site is within an established community with sufficient transportation system, consisting of improved roadways, transit buses and light rail.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials or use of pressurized tanks on-site?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 500 feet of sensitive land uses (e.g., homes, schools, hospitals)?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

g) Impair implementation of, or 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) in a Very High Fire Hazard Severity Zones (Zone 4)?

Source: LA County Fire Department

ii) in a high fire hazard area with inadequate access?

Source: LA County Fire Department

iii) in an area with inadequate water and pressure to meet fire flow hazards?

Source: LA County Fire Department

iv) in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing)?

Facility maintenance activities for the project are likely to utilize hazardous materials in limited quantities, such as paints, thinners, cleaning solvents, fertilizers and pesticides. These hazardous materials would be stored on-site in a maintenance room. Medical hazardous waste generated by the project would include: blood-soaked bandages, culture dishes and other glassware, discarded surgical gloves, discarded surgical instruments, discarded needles used to give shots or draw blood (e.g., medical sharps), cultures, stocks, swabs used to inoculate cultures, removed body organs, in this case teeth, toenails etc. and discarded lancets. Medical waste would be stored on-site in a secure location and picked-up twice a month during business hours by a license disposal company.

Site improvements would not result in a significant hazard to the public or the environment through foreseeable upset and accident conditions that may release hazardous materials into the environment. The proposed project would utilize existing access to public roadways and would not interfere with emergency response or evacuation of adjacent sites. The project is located in an urbanized area and not located in a very high fire hazard severity zone. A Phase I Environmental Site Assessment (“Phase I”) and Limited Phase II Environmental Assessment (“Phase II”) have been prepared. Two recognized environmental conditions were identified in the Phase I report: 1) a previous auto repair and auto wrecking use on the project site and 2) evidence of fill activity at a ravine east of the property. The Phase II report concluded that based on soil samples, drilling and sampling the historic site use as an auto repair and wrecking facility and the historic ravine fill have not environmentally impacted the subject site. The project site will be required to provide adequate access from Third Street and provide standard fire flow availability. The site is adjacent to single and multi-family residential to the East, single and multi-family residential to the South, Griffith Middle School to the West and the East Los Angeles Civic Center to the North. The project site is located 8.2 miles away from the El Monte airport, located at 4233 North Santa Anita Avenue, El Monte.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Use septic tanks or other private sewage disposal system in areas with known septic tank limitations or in close proximity to a drainage course? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or within a floodway or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed development (building and parking lot) would alter the topography of the site and increase the amount of impermeable surface area. This will result in changes to the current drainage patterns on the project site, as well as the potential for erosion and run-off during construction. However, this would be common for any development of the subject site. The project will be required to comply with the Low Impact Development (LID) ordinance which requires best management practices to eliminate impacts from increased runoff. Due to the scope of the project, the Department of Public Works will review and approve a drainage and grading plan which will address increases in runoff, proper distribution of drainage and compliance with National Pollutant Discharge Elimination System (NPDES) and Low Impact Development requirements.

The proposed project will not involve or require the withdrawal of groundwater. In addition, given the elevation and topography of the project site, it would not be likely to provide suitable opportunities for groundwater recharge. Therefore there is no impact.

There are no Federally-mapped 100-year flood hazard areas in the project vicinity. Therefore there is no impact. There is no dam or levee anywhere in the vicinity of the project site. Therefore there is no impact. The subject property does not adjoin an ocean, lake or other body of water, so there is no risk of inundation by seiche, tsunami, or mudflow. Therefore there is no impact.

11. LAND USE AND PLANNING

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be inconsistent with the plan designations of the subject property? Applicable plans include: the County General Plan, County specific plans, County local coastal plans, County area plans, County community/ neighborhood plans, or Community Standards Districts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: East Los Angeles Community Plan and East Los Angeles Community Standards District

c) Be inconsistent with the zoning designation of the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: LA County Zoning Code

d) Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: LA County General Plan and LA County Zoning Code

The proposed project includes a new two-story Community Health Center (“Center”) of approximately 24,800 gross square feet within the IT (Institutional) Zone in the Unincorporated Community of East Los Angeles.

The Health Center is an allowed use in the IT Zone with a conditional use permit. The project site is designated at Category P –Public Use in the East Los Angeles Community Plan, the project is also applying for parking deviation to allow for twenty-five less parking spaces than required under the Los Angeles County Zoning Code (74 proposed, 99 required). The proposed project will not physically divide an established community nor be inconsistent with the plan designations on the property and therefore there will be less than a significant impact. The project would also not conflict with any Hillside Management Criteria or SEA Conformance Criteria as the project is not located within an SEA or Hillside Management Area.

12. MINERAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: California Department of Oil, Gas, and Geothermal Resources, Well Locations and Oil/Gas Fields, July 2008.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: LA County General Plan

There are no designated Mineral Resource Zones within the project area. The project site is not designated as a mineral resource recovery site, therefore the project would not result in the loss of availability of any locally important mineral resource recovery sites. As such, there is no impact.

13. NOISE

Would the project result in:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08) or the General Plan Noise Element?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: LA County Noise Standards

b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Airport Influence Areas Policy Map, LA County General Plan: LA County Airport Land Use Commission

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no private airstrips located in the vicinity of the project. Therefore, Project implementation would not result in a safety hazard associated with a private airstrip for people residing or working in the project area. The most common sources of noise in the project vicinity are transportation related noise sources, including automobiles and supply delivery trucks. The primary source of roadway noise near the project site is traffic along Third Street. The project will be required to comply with LA County Noise standards. Operation of the proposed project would generate noise levels that may periodically be audible to sensitive receptors near the project site; however noise levels are not expected to exceed the County's noise ordinance standards. Noise associated with parking lot activity, such as slamming car doors and squealing tires, is also common; however parking lot noise from the proposed project would generally be lower than the existing traffic and noise levels in the area and would not be expected to exceed the County's Noise Ordinance standards. There is a middle school adjacent to the West of the project site, but the closest school building is 200 feet away from the furthest edge of the parking lot. Therefore, operational noise associated with project-related activities would be less than significant. The project site is located 8.2 miles away from the El Monte airport, located at 4233 North Santa Anita Avenue, El Monte. For noise generated during construction, the County regulates noise through the Los Angeles County Municipal Code, Title 12, Chapter 12.08, Noise Control. It states that no construction equipment may operate between the hours of 7:00 p.m. and 7:00 a.m., Monday through Saturday, or at any time on Sunday or holidays, if the noise disturbance crosses a residential or commercial real property line.

14. POPULATION AND HOUSING

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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)? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cumulatively exceed official regional or local population projections? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace existing housing, especially affordable housing? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project does not include the demolition or addition of any housing. The project site is currently developed with a church and parking lot and will be replaced with a Community Health Center and parking lot. The project would add a new alternative to the existing health care network in the community and would serve the existing population. The project will not impact existing or planned housing supply as the IT zoning and Public Use plan category are not intended to accommodate housing development.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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? <u>Source: LA County Fire Department</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection? <u>Source: LA County Sheriff's Department</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The LA County Fire Department provides fire protection services in the unincorporated County area. The closest fire station is Station No. 3, which is located at 930 South Eastern Avenue, Los Angeles, CA 90022 approximately 1 mile southwest from the project site. The LA County Sheriff's Department provides Sheriff protection services in the unincorporated County area. The closest Sheriff Station is located across the street from the project site, at 5019 E. Third St. East Los Angeles, CA 90022, approximately 600 feet northeast from the project site. The proposed is not adding any residential units and would not be increasing the population, therefore it is not expected to place significant additional demands upon public safety services, therefore the public services impacts of the project are expected to be less than significant. Library fees would not apply as no residential units are being added, therefore the impact would be less than significant.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project consistent with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 (SAMP) and the County General Plan standards for the provision of parkland? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Would the project interfere with regional open space connectivity? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project does not include any recreation facilities or areas and therefore, would have no impact.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing a measure 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? Measures of performance effectiveness include those found in the most up-to-date Southern California Association of Governments (SCAG) Regional Transportation Plan, County Congestion Management Plan, and County General Plan Mobility Element.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Conflict with an applicable congestion management program, 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 (50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

f) Result in inadequate emergency access?

g) Conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

h) Decrease the performance or safety of alternative transportation facilities?

The proposed project estimates having approximately 70 total daily employees and approximately 258 daily patient visits are anticipated. Employee shifts would be staggered throughout the day. The project is well served by public transportation, the Metro Gold Line stops directly in front of the project site as well as several public bus lines. Department of Public Works to determine if a traffic study is needed.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 21, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

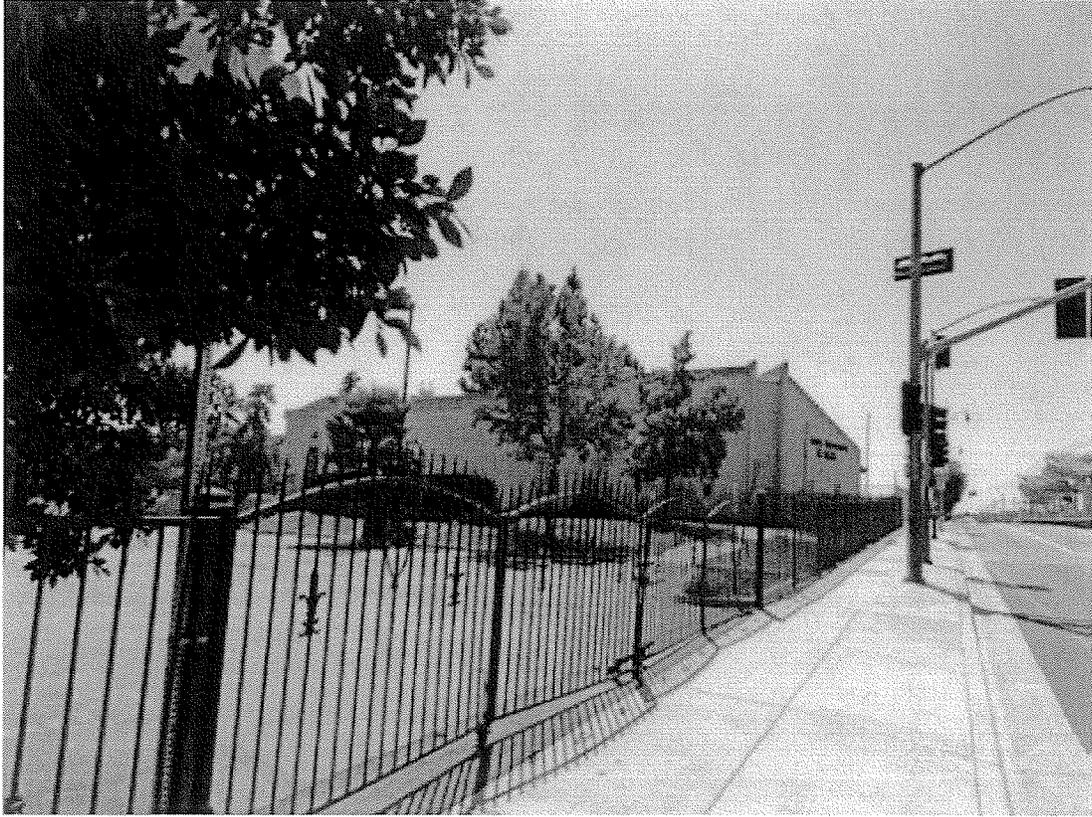
g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

h) Comply with federal, state, and local statutes and regulations related to solid waste?

The demand for water, wastewater treatment, and solid waste disposal attributable to this project is expected to be minimal compared to the amount of services being offered to the service area. The applicant shall obtain a will serve letter from Water purveyor for water service and Southern California Edison for electricity. A Standard Urban Storm water Mitigation Plan (SUSMP) is required, to be reviewed by Public Works. The project will be required to comply with the LA County Low Impact Development Ordinance and the Drought Tolerant Landscaping Ordinance. Also, a construction management plan will require recycling of debris during project development to reduce impact on local landfills.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



View
from 3rd
street



View from North
Side of 3rd Street



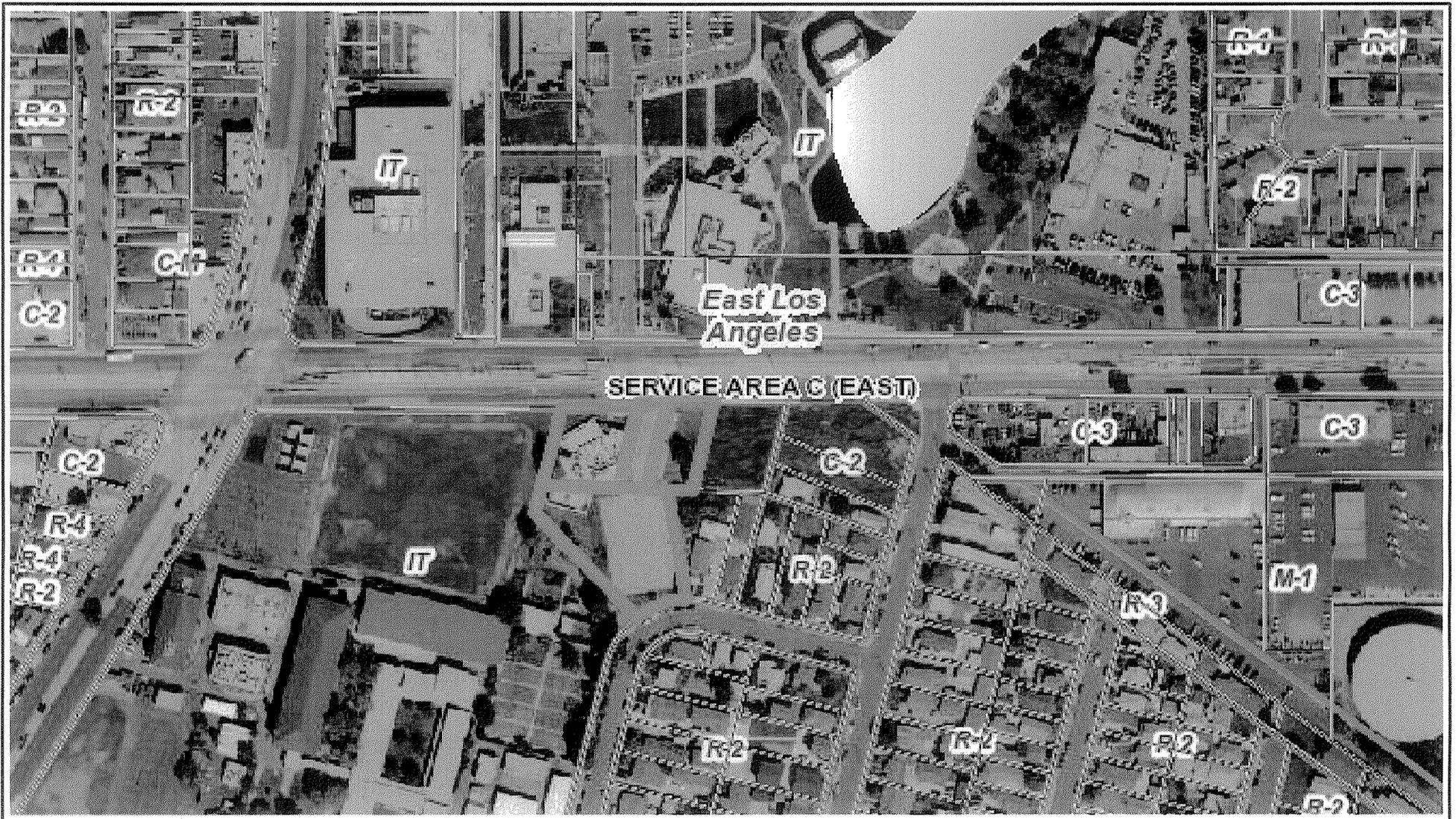
View of
South
side of
property



View of South side of property



View of existing
surface parking
lot



Department of Regional Planning

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