



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 12, 2013

TO: David W. Louie, Chair
Esther L. Valadez, Vice Chair
Harold V. Helsley, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Maria Masis 
Section Head, Zoning Permits East

SUBJECT: **Project No. R2012-02368-(1)**
CUP No. 201200138/ HSG No. 201200004
RPC Meeting: June 12, 2013
Agenda Item: 7

The above-mentioned item is a request to authorize a residential use in a commercial zone and a density bonus to construct 25 affordable housing units with underground parking. The project site is located at 4125 Whittier Blvd, 4131 Whittier Blvd, and 837 Bonnie Beach Blvd in the unincorporated community of East Los Angeles.

Please find enclosed the following items which were received subsequent to the hearing package submittal to the Regional Planning Commission:

- An updated letter from the Fire Department dated June 6, 2013.
- A letter from the Department of Public Works dated June 11, 2013 clearing the project for public hearing with recommended conditions regarding road improvements, street lighting, grading, and sewer connections.

Staff also recommends the following changes to the Conditions of Approval and Findings:

- Revise Condition Nos. 28 and 29:
 28. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated  June 11, 2013.
 29. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated ~~May 17, 2013~~ June 6, 2013.

- Revise the listed attachments:

Attachments:

Public Works Department Letter dated ~~May 17, 2013~~ June 11, 2013

Fire Department Letter dated ~~May 17, 2013~~ June 6, 2013

- Revise Condition No. 20:

A maximum of 25 dwelling units shall be maintained on the project site. Of these, the permittee shall maintain a maximum of 15 one-bedroom units, and a maximum of 10 two-bedroom units. All dwelling units, with the exception of the manager's unit, shall be deed restricted as affordable for low-income and very-low-income residents, as defined annually by the Department of Regional Planning in consultation with the County Community Development Commission ("CDC") and the California Department of Housing and Community Development.

- Add the following condition to address the duration of affordability for the proposed project (Condition No. 31):

Prior to the issuance of a certificate of occupancy by the Department of Public Works, the permittee shall record a covenant and agreement with the County Recorder, as described in Section 22.56.2630 of the Zoning Code, guaranteeing that the relevant affordability criteria will be observed for at least 30 years from the issuance of the certificate of occupancy, and shall be subject to the monitoring procedures, as described in Section 22.56.2640 of the Zoning Code. The permittee shall submit this document for review and approval by the County CDC within ninety (90) days of the date of final approval of this grant.

- Revise Finding No. 12:

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.

Fire Department

The Los Angeles County Fire Department was consulted regarding the project. The department's Land Development Division issued a letter on ~~May 17, 2013~~ June 6, 2013, clearing the project for a public hearing subject to conditions regarding minimum fire flow, installation of a sprinkler system throughout the building, compliance with access requirements, requiring the applicant to designate the alley as a fire lane, and installation of two (2) public fire hydrants, one on Whittier Boulevard and one on Bonnie Beach Place. These have been incorporated as draft conditions of approval.

Department of Public Works

Review Pending. The Los Angeles County Department of Public Works issued a letter dated June 11, 2013 clearing the project for public hearing subject to conditions regarding road improvements, street lighting, grading, and sewer connections.

...

Staff also recommends the following minor revisions to the Initial Study based on comments received from the Department of Public Works on June 10, 2013:

- Add the following discussion about the project's proposed grading to page 1, under "Description of project:"

The project proposes 5,560 cubic yards of cut, 25 cubic yards of fill, 100 cubic yards of overexcavation, and 5,535 cubic yards of export material.

- Add the following discussion to page 32, under "Evaluation for Environmental Impacts:"

The project is located in an urban area of Los Angeles County, and is not expected to significantly increase traffic during the construction or the development of the project. The project is located in a commercial area and the project is an infill development. While some new trips will be generated, these trips will not exceed established thresholds and will not conflict with an existing congestion management program (CMP). The project would not impact or conflict with the proposed class-3 bicycle route on Whittier Boulevard as identified in the Los Angeles County Bicycle Master Plan or existing public transit.

If you need further information, please contact Maral Tashjian of my staff at (213) 974-6435 or mtashjian@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MM:MT



COUNTY OF LOS ANGELES FIRE DEPARTMENT
Fire Prevention Division – Land Development Unit
5823 Rickenbacker Road
Commerce, California 90040-3027
Office (323) 890-4243 Fax (323) 890-9783

DATE: June 6, 2013 SITE PLAN DATE: 04/08/13
TO: Department of Regional Planning
Zoning Permits - Maral Tashjian
PROJECT #: R2012-02368
LOCATION: 4125 Whittier Bd., 4131 Whittier Bd. & 837 Bonnie Beach Bd.

- 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.
- All fire hydrants shall be 6" X 4" X 2 1/2" and conform to AWWA C503-75 or approved equal standard. 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.
- Install 2 public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
Provide Fire Flow Test for _____ existing public fire hydrant(s).
- Water:** The project requires the installation of two (2) public fire hydrants, with one public fire hydrant to be installed on Whittier Bd. and one public fire hydrant to be installed Bonnie Beach Bd. The public fire hydrants noted on the site plan (Sheets C1.02, A1.01).
- The fire flow is based on: **44,816 square footage of the building; Type VA Construction and the full installation of a NFPA approved fire sprinkler system. Any changes to this information may require an increase in the fire flow during the building plan check process.**
- Access:** The proposed project is required to comply with all access requirements set forth by the Land Development Unit and the Building Plan Check Unit.
- As noted on Sheet A1.01, provide a minimum roadway width of 26, clear-to-sky, to be posted "No Parking-Fire Lane" for the alley.
- Conditions for Approval:** Submit a minimum of three (3) copies of the water plan indicating the location of the two (2) public fire hydrants. The water plan is not required to be submitted prior to public hearing.
- Comments:** The proposed project is "cleared" to proceed to public hearing.

All fire protection facilities; including access & water 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

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
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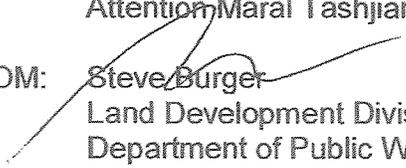
ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

June 11, 2013

IN REPLY PLEASE
REFER TO FILE: LD-2

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

Attention: Maral Tashjian

FROM:  Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201200138

PROJECT NO. R2012-02368

**4125 AND 4131 WHITTIER BOULEVARD AND 837 BONNIE BEACH PLACE
ASSESSOR'S MAP BOOK NO. 5239, PAGE NO. 21, PARCEL NOS. 37, 38, AND 40
UNINCORPORATED COUNTY AREA OF EAST LOS ANGELES**

We reviewed the site plan for the proposed project located at 4125 and 4131 Whittier Boulevard and 837 Bonnie Beach Place in the unincorporated County area of East Los Angeles. The proposed project is for the construction of a 30,240-square-foot, three-story apartment building, with subterranean parking; demolition of a one-story, 1,950-square-foot building; and grading of 5,535 cubic yards of export in a commercial zone. The proposed three-story, apartment building consists of 25 total units (15 one-bedroom and 9 two-bedroom, affordable, units and 1 manager unit) with 28 underground parking spaces (seven compact spaces).

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

Public Works does NOT recommend approval of the CUP.

1. Road

1.1 Dedicate a property line corner cut-off based on a five-foot property line radius at the southwest corner of the alley and Bonnie Beach Place to the satisfaction of Public Works. A processing fee will be required for the dedication.

- 1.2 Permission is granted to waive the five feet of additional alley dedication and alley improvements since the existing developing pattern and building constructed to the rear of the property would prevent any future widening to the alley.
- 1.3 Reconstruct the alley intersection at Bonnie Beach Place to the satisfaction of Public Works and to meet current Americans with Disabilities Act (ADA) guidelines. Relocate any affected utilities.
- 1.4 Construct driveway approaches to the site to comply with current ADA guidelines and to the satisfaction of Public Works. Relocate any affected utilities.
- 1.5 Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Whittier Boulevard and Bonnie Beach Place to the satisfaction of Public Works.
- 1.6 Replace any displaced/broken sidewalk along the property frontage on Whittier Boulevard and Bonnie Beach Place to the satisfaction of Public Works.
- 1.7 Plant street trees on Whittier Boulevard along property frontage. Existing trees in the right of way shall be removed and replaced if not acceptable as street trees.
- 1.8 Construct drainage devices (parkway drains/curb drains) at the site and execute a drainage covenant for the maintenance of said devices to the satisfaction of Public Works.
- 1.9 Repair any improvements damaged during construction to the satisfaction of Public Works.
- 1.10 Submit street improvement plans and acquire street plan approval or direct check status before obtaining a grading/drainage permit within Public Works' right of way.
- 1.11 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

2. Grading

- 2.1 Submit a grading/drainage plan, as appropriate, for approval to the satisfaction of Public Works. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, and elevation and drainage of all pads, if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
- 2.2 Provide a maintenance agreement/covenant for privately maintained drainage devices.
- 2.3 Provide soil/geology approval of the grading plan from Public Works' Geotechnical and Materials Engineering Division, as applicable.
- 2.4 Provide regulatory agency approvals/permit/letters of nonjurisdiction is required prior to grading plan approval.

For questions regarding road and grading conditions, please contact Ruben Cruz, rcruz@dpw.lacounty.gov, or Teni Mardirosian tmardirosian@dpw.lacounty.gov, of Land Development Division at (626) 458-4910.

3. Sewer

- 3.1 Secure a sewer lateral connection permit and pay all applicable fees to the satisfaction of the County of Los Angeles Sanitation Districts. Should the applicant request to connect to County of Los Angeles Department of Public Works' Sewer Maintenance District Sanitary Sewer, the applicant will be required to submit a sewer area study to determine if capacity is available in the sewerage system servicing this project prior to submitting plans for the extension of the sewer line.

For questions regarding sewer conditions, please contact Jae Kim of Land Development Division at (626) 458-4910 or jakim@dpw.lacounty.gov.

4. Street Lighting

- 4.1 Provide Street lights on concrete poles with underground wiring along the property frontage on Bonnie Beach Place to the satisfaction of Public Works. Submit street lighting plans showing all existing lights along with existing and/or proposed underground utilities plans as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section, to allow the maximum time for processing and approval.

The applicant shall comply with conditions of acceptance listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. All street lights shall be installed per approved plans. It shall be the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner of the project and the installation must be accepted by the Lighting Districts per approved plans prior to issuance of a Certificate of Occupancy.

4.2 The following are conditions of acceptance for street light transfer of billing:

4.2.1 All street lights in the project, or current project phase, must be constructed according to Public Works-approved plans.

4.2.2 The contractor shall submit one complete set of As-built plans.

Provided the above conditions are met, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.

For questions regarding the street lighting conditions, please contact Jeff Chow of Traffic and Lighting Division at (626) 300-4753 or jchow@dpw.lacounty.gov.

For questions regarding the conditions or if you require additional information, please contact Ruben Cruz, rcruz@dpw.lacounty.gov, or Teni Mardirosian, tmardirosian@dpw.lacounty.gov, of Land Development Division at (626) 458-4910.

RC:tb