Regional Planning Commission Transmittal Checklist

Hearing Date
6/12/2013
Agenda Item No.
7

Project Number: R2012-02368-(1)

Case(s): Housing Permit No. 201200004
Conditional Use Permit No. 201200138
Environmental Assessment No. 201200249

Planner: Maral Tashjian

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☒ Environmental Documentation (Negative Declaration)
- ☒ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use/Zoning Map
- ☒ Site Plan / Floor Plans / Elevations
- ☒ Applicant's Parking Usage Summary
- ☒ Applicant's Sample of House Rules

Reviewed By: Mam B. Mam

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

PROJECT NUMBER R2012-02368-(1)

HEARING DATE 6/12/2013

REQUESTED ENTITLEMENTS
Housing Permit No. 201200004
Conditional Use Permit No. 201200138
Environmental Assessment No. 201200249

PROJECT SUMMARY

OWNER / APPLICANT
Whittier PSH, L.P. / East LA Community Corporation

MAP/EXHIBIT DATE
10/17/2012

PROJECT OVERVIEW

To authorize the construction of a 3-story, 30,240 sq. ft., 25 affordable unit apartment complex with underground parking, and to demolish an existing 1,950 sq. ft. commercial building. The apartment building would consist of fifteen (15) 1-bedroom units, ten (10) 2-bedroom units, a community room, a management office, laundry room, interior courtyard, and an underground parking facility with twenty eight (28) parking spaces.

LOCATION
4125 Whittier Blvd, 4131 Whittier Blvd, and 837 Bonnie Beach Blvd

ACCESS
Bonnie Beach Place

ASSESSORS PARCEL NUMBER(S)
5239-021-037, 5239-021-038, and 5239-021-040

SITE AREA
0.378 Net Acres (16,509 sq. ft. after alley dedication)

GENERAL PLAN / LOCAL PLAN
East Los Angeles Community Plan

ZONED DISTRICT
Eastside Unit No. 1

LAND USE DESIGNATION
CC (Community Commercial)

ZONE
C-3 (Unlimited Commercial)

PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
25	11	East Los Angeles CSD

ENVIRONMENTAL DETERMINATION (CEQA)
Pending Initial Study

KEY ISSUES

- Consistency with the Los Angeles County General, East Los Angeles Community Plan, Housing Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements - for residential use in a commercial zone)
  - 22.56, Part 18 (Housing Permits - for density bonus, and other incentives)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Maral Tashjian	(213) 974 – 6435	mtashjian@planning.lacounty.gov

Department of Regional Planning

Vicinity Map

Printed: May 30, 2013

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Feet

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ENTITLEMENTS REQUESTED

The applicant, East LA Community Corporation, is requesting the following entitlements to authorize the construction, operation, and maintenance of a 100 percent affordable, 25-unit apartment complex with 28 parking spaces. Requested entitlements include:

- Conditional Use Permit ("CUP") No. 201200138 to authorize a residential use (apartment house) in the C-3 (Unlimited Commercial) Zone pursuant to Section 22.28.210 of the Los Angeles County ("County") Zoning Code ("Zoning Code").
- Discretionary Housing Permit No. 201200004 to authorize a density bonus and a reduction in the required number of parking spaces pursuant to Zoning Code Section 22.56.2800.

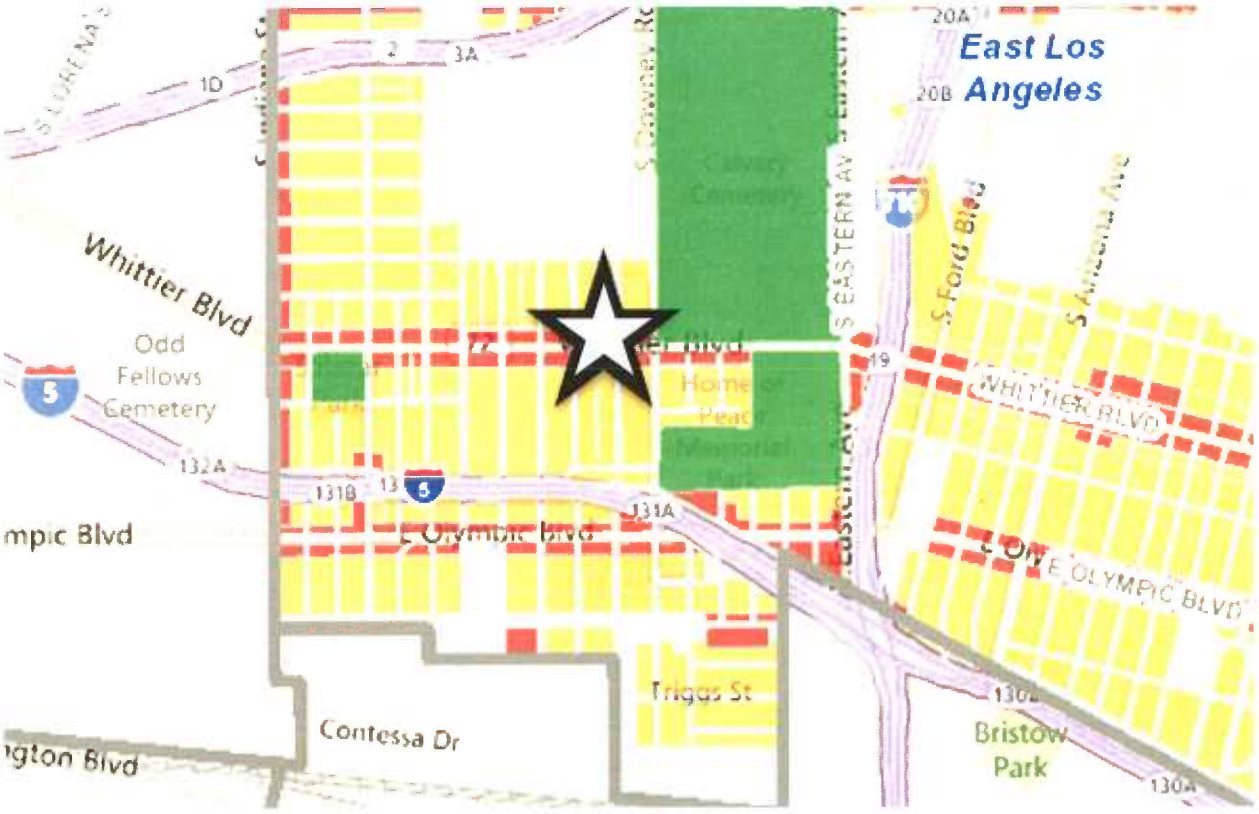
PROJECT DESCRIPTION

The proposed project, "Whittier Permanent Supportive Housing," consists of the demolition of an existing 1,950 square foot commercial building and the construction of a three-story, 40-foot high, 30,240 square foot, garden-style apartment building and a subterranean parking garage with 28 parking spaces. The building would contain 15 one-bedroom units and 10 two-bedroom units. One unit would be occupied by an on-site manager, and 24 units would be reserved for very-low-income residents (area median incomes of 50 percent). Amenities of the proposed development include a 3,925 square foot central courtyard, a 1,000 square foot community/recreation room, management office, and laundry room. Main pedestrian access to the building is from Whittier Blvd which leads to a lobby/elevator area, building management offices and community room. The vehicular entrance to the proposed subterranean parking garage is located on Bonnie Beach Place.

The applicant also seeks a discretionary housing permit to authorize (1) a 127% density bonus to increase the number of residential units that would be permitted pursuant to the East Los Angeles Community Plan land use designation, from 11 units to 25 units, (2) a reduction in the number of parking spaces required pursuant to the Zoning Code from 49 spaces to 28 spaces, (3) up to 25% of the 28 spaces to be compact parking spaces, and (4) a waiver of the guest parking requirement.

LOCATION

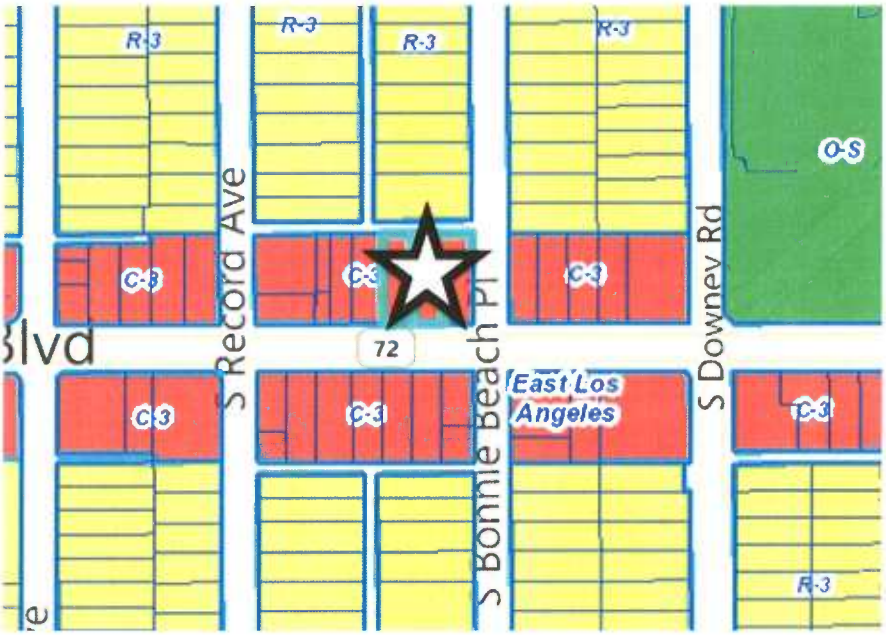
The project site is located at 4125 Whittier Blvd, 4131 Whittier Blvd, and 837 Bonnie Beach Blvd, in the unincorporated community of East Los Angeles. The project site consists of three parcels with a combined area of 0.38 acres and approximately 145 feet of street frontage along South Bonnie Beach Place and Whittier Boulevard, which is classified as an Existing Secondary Highway in the Los Angeles County Master Plan of Highways. The APN numbers for the parcels are 5239-021-037, 5239-021-038, and 5239-021-040.



EXISTING ZONING

The subject property is zoned C-3 (Unlimited Commercial).

Surrounding properties are zoned as follows:
North: R-3 (Limited Multiple Residence)
South: C-3, R-3
East: C-3, R-3, O-S (Open Space)
West: C-3, R-3



EXISTING LAND USES

The subject property is currently developed with an abandoned 1,950 square foot single story commercial building (to be demolished) and vacant land.

Surrounding properties are developed as follows:

North: Single- and multi-family residences
South: Retail/Commercial,Bar, Single- and multi-family residences
East: Retail/Commercial, Tire Sales, Marble/Granite Sales (headstones), Cemetery
West: Offices, Retail/Commercial, Restaurant, Car Wash, Marble/Granite Sales (headstones), Hospital (East Los Angeles Doctors Hospital)

PREVIOUS CASES/ZONING HISTORY

- Plot Plan No. 34740 to authorize a billboard was approved on March 27, 1986.
- Plot Plan No. 38459 to authorize a billboard was approved on May 11, 1989.
- Plot Plan No. 15845 to authorize a bar was approved on April 10, 1995.
- Plot Plan No. 34740 to authorize a wall sign was approved on February 15, 1995.
- Plot Plan No. 200400429 (R2004-00683) to authorize a new commercial building was denied due to inactivity onSeptember 19, 2006.

ENVIRONMENTAL DETERMINATION

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

STAFF EVALUATION

Countywide General Plan/Community Plan Consistency

The project site is located within the CC (Community Commercial) land use category of the East Los Angeles Community Plan. This designation is intended for areas with mostly small businesses in centers or along strips oriented to serving the needs of surrounding neighborhoods. With an approved conditional use permit, the proposed residential use would be consistent with the intended use of the underlying land use category.

Since the CC land use category does not identify a maximum permitted density for residential uses, the maximum permitted density for this project was based on the prevailing residential land use category of the surrounding neighborhood, which is MD (Medium Density Residential, 30 du/ac). Under the MD land use category, the applicant would be permitted up to 11 dwelling units on a 0.38 net acre property. The applicant is requesting a 127 percent density bonus for 14 additional dwelling units for a total of 25 dwelling units (or a residential density of 66 du/ac). The proposed project is designated for very-low-income families earning 50 percent of the area median income ("AMI").This is consistent with the provisions of Chapter 22.56, Part 18 of the Zoning Code and the County's adopted General Plan Housing Element, which allows for discretionary housing permits to grant density bonus of more than 50 percent for affordable housing projects.

Countywide General Plan

The following policies of the Countywide General Plan ("General Plan") are applicable to the proposed project:

- *The General Plan Policy strongly supports the provision of critically needed low and moderate income housing. In support of this policy emphasis, the Plan proposes the development and application of density bonus and other programs*

designed to stimulate production of such housing by both the public and private sectors.

Increased density is supported by the General Plan provided that the project meets several criteria as stated in the General Plan. The project meets these additional criteria: the proposed project will not adversely affect the character of the community; the project site is of sufficient size to accommodate the building design; the project will not overburden existing public services; the project will not disrupt or adversely impact local traffic; and the project will be compatible with surrounding uses.

- *Encourage development of well-designed twin homes, townhouses and garden apartments, particularly on bypassed parcels within existing urban communities.*

"Garden apartments" are generally considered low-rise apartments, which include a substantial amount of open, usually landscaped ground. The proposed project consists of well-designed apartment units surrounding a 3,925 square foot landscaped courtyard (24 percent of the site). The proposed project also includes landscaping along both street façades and along the alley façade.

- *Emphasize the location of low and moderate income housing within easy commuting range of multipurpose and single purpose centers with high concentrations of employment.*

The project site is located within commuting distance of regional multipurpose and employment centers, with access via multiple freeways and public transportation routes. The project site is within half a mile driving distance to the Interstate 5 and 710 freeways, and one mile to the State Route 60 freeway. The project site is within close proximity to two bus stops located at the corners of Whittier and Downey one block east of the subject site and at Whittier and Herbert two blocks to the west of the subject site. These bus stops are used by the following bus lines:

- Metro 18: service spans west to Koreatown and east to Montebello.
- Metro Rapid 720: service spans west to Santa Monica and east to Commerce.
- DASH Boyle Heights: service spans west to the LAC-USC Medical Center.

East Los Angeles Community Plan

The following goals and policies of the East Los Angeles Community Plan are applicable to the proposed project:

- *To meet housing demand, both present and future, especially for low- and moderate-income families.*

- *Encourage infill development in residential neighborhoods which is compatible with the density of existing development.*

- *Encourage reconstruction of commercial areas which cannot be rehabilitated and which are designated for commercial use on the land use plan map.*
- *Apartment buildings should be separated from single-family areas and channeled into higher density areas near shopping and transportation.*

General Plan Housing Element

The Housing Element of the General Plan was adopted by the County Board of Supervisors in August 2008. Over the last decade, the rising cost of housing, population growth and diminishing buildable land have contributed to the scarcity of affordable housing. Despite recent real estate market changes, providing an adequate supply of affordable housing remains a significant challenge. The Housing Element serves as County policy to address these issues in the unincorporated areas. The Housing Element goals and polices are intended to guide the County in making decisions related to housing issues, including the daily administration of the General Plan.

This Project would support the following goals of the Housing Element:

- *Increase the supply of housing types to meet the needs of current and future residents.*
- *Provide additional housing near employment centers and within a reasonable distance to public transportation services.*
- *Increase housing choices for lower income individuals and families.*
- *Provide an opportunity for additional affordable, sound and quality housing in the community.*

The project is consistent with the goals and policies of the Los Angeles County General Plan, the East Los Angeles Community Plan, Affordable Housing Plan, and with the criteria for a discretionary housing permit. The land use compatibility and neighborhood impact of this density bonus will be discussed further below.

Zoning Ordinance and Development Standards Compliance

Development Standards in the C-3 Zone (Section 22.28.220)

Pursuant to Section 22.28.220 of the County Code (C-3 Development Standards), establishments in the C-3 Zone are subject to the following development standards:

- *That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition.*

The proposed project would have a building footprint of 9,639 square feet (or 58% of the net site area). Of the 6,875 square feet of open space, 1,615 square feet is landscaped (or 23% of the net site area).

- *That there be parking facilities as required by Part 11 of Chapter 22.52.*

See parking discussion below.

Development Standards in the East Los Angeles Community Standards District (Section 22.44.118)

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

- *Height limit. The maximum height of any structure shall be 40 feet.*

The proposed building does not exceed 40 feet in height.

Yards (Section 22.48.130)

- *Where more than one building is placed on a lot or parcel of land, a minimum distance of 10 feet shall be required between all main residential buildings established on the same lot or parcel of land.*

The proposed buildings are approximately 45 feet apart.

Parking (Sections 22.52.1180 and 22.52.1840)

Parking regulations for apartment houses are described in Section 22.52.1180 of the County Code. A 25-unit apartment complex would normally require 1.5 covered parking spaces for each one-bedroom unit, and 1.5 covered parking spaces plus one-half uncovered parking space for each unit with two or more bedrooms. In addition, in apartment houses with more than 10 units, guest parking would be required at a rate of one parking space for every four dwelling units. Parking spaces are required to be standard size, unless compact spaces are permitted with a parking permit.

Per these requirements, the proposed project would normally require a total of 38 covered parking spaces and 11 uncovered parking spaces for a total of 49 parking spaces. The applicant is providing 28 parking spaces, 21 spaces (or 43 percent) less than what is normally required. See the parking summary table below.

As part of the discretionary housing permit, the applicant is requesting an "On-Menu" Incentive to apply reduced parking requirements to the project, pursuant to Section

22.52.1840. With the reduced parking rate, the project would only require 25 parking spaces.

Parking Summary

	Required per Zoning Code (Section 22.52.1180)	Required per Affordable Housing On-Menu Incentive (Section 22.52.1840.B)
1-BD units (15)	1.5 covered /unit = 23 covered	0.75 /unit =11
2-BD units (10)	1.5 covered /unit = 15 covered 0.5 uncovered /unit = 5 uncovered	1.5 /unit =15
Guest Parking	1 per 4 units = 6 uncovered	N/A
Total Required	49	25

The applicant is also requesting two "Off-Menu" Incentives pursuant to Section 22.52.1840.C to (1) waive the guest parking requirement and (2) to allow 7 compact parking spaces, or 25 percent of the total 28 parking provided be compact spaces.

The applicant has provided documentation to support the request for reduced parking (attached). A list of similar affordable housing developments operated by the applicant is included which demonstrates that developments providing a similar ratio of parking, roughly one parking space per unit, or less, operate with a parking usage of 85% or less. Regardless of providing less than required parking, the parking provided at the reduced ratio has proven sufficient at these existing sites.

Neighborhood Impact/Land Use Compatibility

The construction, operation, and maintenance of the apartment complex is unlikely to affect the health, comfort, or welfare of surrounding residents, be materially detrimental to the use, enjoyment, or value of surrounding properties, and would not constitute a hazard to public health or safety

The proposed project would provide much needed low-income housing, particularly for a special needs population of single mothers and foster children emerging from foster care programs. Residents of the facility would have access to recreational amenities, and an on-site manager would be available day and night to address tenant concerns. The applicant has provided a sample of tenant/house rules (attached) that are implemented at similar properties under their management. These rules are enforced to prevent nuisances such as noise or other problematic conduct at the expense of other tenants and the surrounding neighbors. This example of proactive property management ensures that the operation of the apartment building will not adversely impact the surrounding neighborhood.

The facility would also be of a quality design that will enhance the aesthetics of the neighborhood. The applicant has also agreed to clad the bottom three feet of all faces of the building fronting public areas in durable stonework, either real or imitation, in order to prevent damage or deterioration to exposed stucco from tenant activities. A condition of approval would require removal of graffiti within 24 hours of occurrence. In addition, project landscaping is strategically placed along the building façades to reduce the surface area exposed to graffiti.

The proposed facility has also been reviewed and cleared by County Fire, Public Health, Parks and Recreation, and Public Works ***(pending),*** which state that the site's existing infrastructure and public safety response resources are adequate to absorb the density proposed for the project site, provided that certain conditions are met.

The applicant is requesting an "On-Menu" Incentive for a reduction in parking by providing 28 covered parking spaces. This is less than the 49 parking spaces which would normally be required. However, the project is located on Whittier Boulevard, which contains several major bus routes of frequencies less than 15 minutes during peak hours. The proposed project consists of 25 dwelling units, and the applicant proposes to provide one parking space per unit, along with three additional parking spaces.

The applicant states that the requested parking incentive is necessary to keep the housing set-aside affordable. Without the reduced parking, the applicant would need an additional level of subterranean parking. A second level of subterranean parking would render the project financially infeasible. The applicant currently manages eight other affordable, multiple family housing complexes in the East Los Angeles and Boyle Heights areas that serve similar populations and provide parking in similar ratios. They state that, based on past experience, it is likely that the amount of parking proposed for the project, although less than normal requirements, will exceed the demand at this site. Thus, parking conditions at sites currently managed by the applicant support their claim that the amount of parking proposed is sufficient for the site.

In Chapter 2, entitled "Programs and Resources," the Housing Element notes that commercial sites offer the best potential for residential development. It maintains that the "majority of future residential development is expected to occur along commercial corridors and around transit centers under the County's Mixed Use Ordinance and Transit Oriented Districts Ordinance. Vacant and underutilized commercial sites can potentially accommodate approximately 14,000 units in the unincorporated areas." The project site is exactly the type of commercial site that the Housing Element describes. Therefore, the facility will not be materially detrimental to the use, enjoyment or valuation of property of other persons in the vicinity of the site

The "Programs and Resources" chapter of the Housing Element notes that "State law mandates that local jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community." Further, the State law requires local jurisdictions to provide a share of the region's projected housing

needs - the Regional Housing Needs Assessment (RHNA) allocation - for each designated planning period. The County of Los Angeles has been allocated an RHNA of 57,176 units, of which 23,498 units (approximately 41 percent) are designated for extremely-low-income, very-low-income, and low-income households. Approval of the discretionary housing permit to allow the proposed density of the residential use in the commercial zone will help the County to meet its mandate to provide housing units for low income residents.

The applicant requests a residential density of 66 du/ac for 25 affordable dwelling units to enable the development to reach an economy of scale that balances the public funding and subsidies available to the development with the projected construction costs, as well as the development's rental income with the projected annual operating expenses. The applicant requests approval of a discretionary housing permit to increase the residential density via the Density Bonus incentive. The requested incentive contributes to maintaining the affordability of the proposed project.

Development of the property as proposed will contribute positively to the general welfare of the community by providing affordable housing within close proximity to shopping and services as well as immediate access to mass-transit. The site is currently in a state of blight and is grossly under-utilized. The proposed project will contribute to economic stimulation of the immediate community.

Due to the factors mentioned above, the proposed use would be compatible with the surrounding area.

Burden of Proof

Conditional Use Permit

As required by Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate, to the satisfaction of the Commission, the following facts:

A. That the requested use at the location proposed 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.

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.

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 applicant's burden of proof responses are attached to this document. It is staff's opinion that the applicant has satisfied the burden of proof for a CUP.

Housing Permit

In addition to providing the information required in the application by Section 22.56.2800 and meeting the requirements for qualified projects, an applicant for a discretionary housing permit shall substantiate to the satisfaction of the commission the following facts as required by Section 22.56.2820:

A. That the requested use at the location proposed will not:
   1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
   2. Be 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.

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.

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.

D. That the proposed project at the location proposed has been designed to be complimentary to the surrounding area in terms of land use patterns and design.

E. That the proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs.

An applicant that requests waivers or modifications to development standards, in accordance with Section 22.52.1860, shall also substantiate to the satisfaction of the commission:

F. That any requests for waivers or modifications to development standards are necessary to make the housing units economically feasible.

As noted above, the Housing Permit utilizes the same elements of the burden of proof for a CUP, with the addition of sections D, E, and F, which are specific to the Housing

Permit. The applicant's burden of proof responses are attached to this document. It is staff's opinion that the applicant has satisfied the burden of proof for a housing permit.

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 (attached), 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.

Department of Public Health

The Environmental Health Division of the Department of Public Health issued a letter on March 15, 2013 (attached) clearing the project for public hearing. It stated that the project would not create any impacts that were environmentally significant and cleared the project for a public hearing subject to conditions regarding potable water and sewer requirements, and general Public Health requirements regarding development of condominiums.

Department of Parks and Recreation

The Department of Parks and Recreation issued a letter clearing the project for public hearing on December 10, 2012 and March 25, 2013 (attached). It stated that the department did not anticipate any adverse impacts of the project on nearby public parks.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

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

PUBLIC COMMENTS

No comments have been received at this time.

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 R2012-02368, Housing Permit No. 201200004 and Conditional Use Permit No. 201200138, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

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

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE HOUSING PERMIT NO. 201200004 AND CONDITIONAL USE PERMIT NO. 201200138 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

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

Attachments:
Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Applicant's Parking Usage Summary
Applicant's Sample of House Rules
County Department Correspondence
Environmental Document (Negative Declaration)
Site Photographs, Aerial Image
Site Plan, Land Use Map

MM:MT
5/20/2013

DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02368-(1)
HOUSING PERMIT NO. 201200004
CONDITIONAL USE PERMIT NO. 201200138
ENVIRONMENTAL ASSESSMENT NO. 201200249

1. **ENTITLEMENT(S) REQUESTED.** The applicant, East LA Community Corporation, is requesting a Conditional Use Permit (CUP) to authorize a residential use (apartment house) in the C-3 (Unlimited Commercial) Zone pursuant to Section 22.28.210 of the Los Angeles County ("County") Zoning Code ("Zoning Code") and a Discretionary Housing Permit to authorize a density bonus and a reduction in the required number of parking spaces pursuant to Zoning Code Section 22.56.2800.

2. **HEARING DATE.** June 12, 2013

3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.** *To be inserted after the public hearing to reflect hearing proceedings.*

4. **PROJECT DESCRIPTION.** The proposed project, "Whittier Permanent Supportive Housing," consists of the demolition of an existing 1,950 square foot commercial building and the construction of a three-story, 40-foot high, 30,240 square foot, garden-style apartment building and a subterranean parking garage with 28 parking spaces. The building would contain 15 one-bedroom units and 10 two-bedroom units. One unit would be occupied by an on-site manager, and 24 units would be reserved for very-low-income residents (area median incomes of 50 percent). Amenities of the proposed development include a 3,925 square foot central courtyard, a 1,000 square foot community/recreation room, management office, and laundry room. Main pedestrian access to the building is from Whittier Blvd which leads to a lobby/elevator area, building management offices and community room. The vehicular entrance to the proposed subterranean parking garage is located on Bonnie Beach Place.

   The applicant also seeks a discretionary housing permit to authorize (1) a 127% density bonus to increase the number of residential units that would be permitted pursuant to the East Los Angeles Community Plan land use designation, from 11 units to 25 units, (2) a reduction in the number of parking spaces required pursuant to the Zoning Code from 49 spaces to 28 spaces, (3) up to 25% of the 28 spaces to be compact parking spaces, and (4) a waiver of the guest parking requirement.

5. **LOCATION.** 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. The project site consists of three parcels, with a combined area of 0.38 acres and approximately 145 feet of street frontage along South Bonnie Beach Place and Whittier Boulevard, which is classified as an Existing Secondary Highway in the Los Angeles County Master Plan of Highways. The APN numbers for the parcels are 5239-021-037, 5239-021-038, and 5239-021-040.

6. **EXISTING ZONING.** The subject property is zoned C-3 (Unlimited Commercial). Surrounding properties are zoned as follows:

   North: R-3 (Limited Multiple Residence)
   South: C-3, R-3
   East: C-3, R-3, O-S (Open Space)
   West: C-3, R-3

7. **EXISTING LAND USES.** The subject property is currently developed with an abandoned 1,950 square foot single story commercial building (to be demolished) and vacant land. Surrounding properties are developed as follows:

   North: Single- and multi-family residences
   South: Retail/Commercial, Bar, Single- and multi-family residences
   East: Retail/Commercial, Tire Sales, Marble/Granite Sales (headstones), Cemetery
   West: Offices, Retail/Commercial, Restaurant, Car Wash, Marble/Granite Sales (headstones), Hospital (East Los Angeles Doctors Hospital)

8. **PREVIOUS CASES/ZONING HISTORY.**
   - Plot Plan No. 34740 to authorize a billboard was approved on March 27, 1986.
   - Plot Plan No. 38459 to authorize a billboard was approved on May 11, 1989.
   - Plot Plan No. 15845 to authorize a bar was approved on April 10, 1995.
   - Plot Plan No. 34740 to authorize a wall sign was approved on February 15, 1995.
   - Plot Plan No. 200400429 (R2004-00683) to authorize a new commercial building was denied due to inactivity on September 19, 2006.

9. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the CC (Community Commercial) land use category of the East Los Angeles Community Plan. This designation is intended for areas with mostly small businesses in centers or along strips oriented to serving the needs of surrounding neighborhoods. With an approved conditional use permit, the proposed residential use would be consistent with the intended use of the underlying land use category.

   Since the CC land use category does not identify a maximum permitted density for residential uses, the maximum permitted density for this project was based on the prevailing residential land use category of the surrounding neighborhood, which is MD (Medium Density Residential, 30 du/ac). Under the MD land use category, the applicant would be permitted up to 11 dwelling units on a 0.38 net acre property. The applicant is requesting a 127 percent density bonus for 14 additional dwelling units for a total of 25 dwelling units (or a residential density of 66 du/ac). The proposed project is designated for very-low-income families earning 50 percent of the area median income ("AMI"). This is consistent with the provisions of Chapter

22.56, Part 18 of the Zoning Code and the County's adopted General Plan Housing Element, which allows for discretionary housing permits to grant density bonus of more than 50 percent for affordable housing projects.

Increased density is supported by the General Plan provided that the project meets several criteria as stated in the General Plan. The project meets these additional criteria: the proposed project will not adversely affect the character of the community; the project site is of sufficient size to accommodate the building design; the project will not overburden existing public services; the project will not disrupt or adversely impact local traffic; and the project will be compatible with surrounding uses.

The General Plan encourages the development of well-designed twin homes, townhouses and garden apartments, particularly on bypassed parcels within existing urban communities. "Garden apartments" are generally considered low-rise apartments, which include a substantial amount of open, usually landscaped ground. The proposed project consists of well-designed apartment units surrounding a 3,925 square foot landscaped courtyard (24 percent of the site). The proposed project also includes landscaping along both street façades and along the alley façade.

The General Plan encourages the location of low and moderate income housing within easy commuting range of multipurpose and single purpose centers with high concentrations of employment. The project site is located within commuting distance of regional multipurpose and employment centers, with access via multiple freeways and public transportation routes. The project site is within half a mile driving distance to the Interstate 5 and 710 freeways, and one mile to the State Route 60 freeway. The project site is within close proximity to two bus stops located at the corners of Whittier and Downey one block east of the subject site and at Whittier and Herbert two blocks to the west of the subject site.

10. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The project is conformance with the development standards for projects within the C-3 Zone and the East Los Angeles Community Standards District (CSD).

Parking regulations for apartment houses are described in Section 22.52.1180 of the County Code. A 25-unit apartment complex would normally require 1.5 covered parking spaces for each one-bedroom unit, and 1.5 covered parking spaces plus one-half uncovered parking space for each unit with two or more bedrooms. In addition, in apartment houses with more than 10 units, guest parking would be required at a rate of one parking space for every four dwelling units. Parking spaces are required to be standard size, unless compact spaces are permitted with a parking permit.

Per these requirements, the proposed project would normally require a total of 38 covered parking spaces and 11 uncovered parking spaces for a total of 49 parking spaces. The applicant is providing 28 parking spaces, 21 spaces (or 43 percent) less than what is normally required.

As part of the discretionary housing permit, the applicant is requesting an "On-Menu" Incentive to apply reduced parking requirements to the project, pursuant to Section 22.52.1840. With the reduced parking rate, the project would only require 25 parking spaces.

The applicant is also requesting two "Off-Menu" Incentives pursuant to Section 22.52.1840.C to (1) waive the guest parking requirement and (2) to allow 7 compact parking spaces, or 25 percent of the total 28 parking provided be compact spaces.

The applicant has provided documentation to support the request for reduced parking. A list of similar affordable housing developments operated by the applicant demonstrates that developments providing a similar ratio of parking, roughly one parking space per unit, or less, operate with a parking usage of 85% or less. Regardless of providing less than required parking, the parking provided at the reduced ratio has proven sufficient at these existing sites.

11. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The construction, operation, and maintenance of the apartment complex is unlikely to affect the health, comfort, or welfare of surrounding residents, be materially detrimental to the use, enjoyment, or value of surrounding properties, and would not constitute a hazard to public health or safety

    The proposed project would provide much needed low-income housing, particularly for a special needs population of single mothers and foster children emerging from foster care programs. Residents of the facility would have access to recreational amenities, and an on-site manager would be available day and night to address tenant concerns. The applicant has provided a sample of tenant/house rules that are implemented at similar properties under their management. These rules are enforced to prevent nuisances such as noise or other problematic conduct at the expense of other tenants and the surrounding neighbors. This example of proactive property management ensures that the operation of the apartment building will not adversely impact the surrounding neighborhood.

    The facility would also be of a quality design that will enhance the aesthetics of the neighborhood. The applicant has also agreed to clad the bottom three feet of all faces of the building fronting public areas in durable stonework, either real or imitation, in order to prevent damage or deterioration to exposed stucco from tenant activities. A condition of approval would require removal of graffiti within 24

hours of occurrence. In addition, project landscaping is strategically placed along the building façades to reduce the surface area exposed to graffiti.

The proposed facility has also been reviewed and cleared by County Fire, Public Health, Parks and Recreation, and Public Works (pending), which state that the site's existing infrastructure and public safety response resources are adequate to absorb the density proposed for the project site, provided that certain conditions are met.

The applicant is requesting an "On-Menu" Incentive for a reduction in parking by providing 28 covered parking spaces. This is less than the 49 parking spaces which would normally be required. However, the project is located on Whittier Boulevard, which contains several major bus routes of frequencies less than 15 minutes during peak hours. The proposed project consists of 25 dwelling units, and the applicant proposes to provide one parking space per unit, along with three additional parking spaces.

The applicant states that the requested parking incentive is necessary to keep the housing set-aside affordable. Without the reduced parking, the applicant would need an additional level of subterranean parking. A second level of subterranean parking would render the project financially infeasible. The applicant currently manages eight other affordable, multiple family housing complexes in the East Los Angeles and Boyle Heights areas that serve similar populations and provide parking in similar ratios. They state that, based on past experience, it is likely that the amount of parking proposed for the project, although less than normal requirements, will exceed the demand at this site. Thus, parking conditions at sites currently managed by the applicant support their claim that the amount of parking proposed is sufficient for the site.

In Chapter 2, entitled "Programs and Resources," the Housing Element notes that commercial sites offer the best potential for residential development. It maintains that the "majority of future residential development is expected to occur along commercial corridors and around transit centers under the County's Mixed Use Ordinance and Transit Oriented Districts Ordinance. Vacant and underutilized commercial sites can potentially accommodate approximately 14,000 units in the unincorporated areas." The project site is exactly the type of commercial site that the Housing Element describes. Therefore, the facility will not be materially detrimental to the use, enjoyment or valuation of property of other persons in the vicinity of the site

The "Programs and Resources" chapter of the Housing Element notes that "State law mandates that local jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community." Further, the State law requires local jurisdictions to provide a share of the region's projected housing needs - the Regional Housing Needs Assessment (RHNA)

allocation - for each designated planning period. The County of Los Angeles has been allocated an RHNA of 57,176 units, of which 23,498 units (approximately 41 percent) are designated for extremely-low-income, very-low-income, and low-income households. Approval of the discretionary housing permit to allow the proposed density of the residential use in the commercial zone will help the County to meet its mandate to provide housing units for low income residents.

The applicant requests a residential density of 66 du/ac for 25 affordable dwelling units to enable the development to reach an economy of scale that balances the public funding and subsidies available to the development with the projected construction costs, as well as the development's rental income with the projected annual operating expenses. The applicant requests approval of a discretionary housing permit to increase the residential density via the Density Bonus incentive. The requested incentive contributes to maintaining the affordability of the proposed project.

Development of the property as proposed will contribute positively to the general welfare of the community by providing affordable housing within close proximity to shopping and services as well as immediate access to mass-transit. The site is currently in a state of blight and is grossly under-utilized. The proposed project will contribute to economic stimulation of the immediate community.

Due to the factors mentioned above, the proposed use would be compatible with the surrounding area.

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, 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.

Department of Public Health

The Environmental Health Division of the Department of Public Health issued a letter on December 10, 2012 and March 15, 2013 clearing the project for public hearing. It stated that the project would not create any impacts that were environmentally significant and cleared the project for a public hearing subject to

conditions regarding potable water and sewer requirements, and general Public Health requirements regarding development of condominiums.

Department of Parks and Recreation
The Department of Parks and Recreation issued a letter clearing the project for public hearing on March 25, 2013. It stated that the department did not anticipate any adverse impacts of the project on nearby public parks.

13. **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.

14. **PUBLIC COMMENTS.** No comments were received.

ENVIRONMENTAL DETERMINATION

15. The Initial Study concluded that there is no evidence that the project may have a significant impact on the environment.

    Therefore, the Commission finds that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

16. **TERM LIMIT.** No limit is being placed on the term of the grant.

17. **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 East Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

WITH RESPECT TO THE CONDITIONAL USE PERMIT:

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

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

endanger or otherwise constitute a menace to the public health, safety or general welfare; and

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

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

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

WITH RESPECT TO THE HOUSING PERMIT:

A. That the requested use at the location proposed 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.

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.

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.

D. That the proposed project at the location proposed has been designed to be complimentary to the surrounding area in terms of land use patterns and design.

E. That the proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs.

F. That the requests for waivers or modifications to development standards are necessary to make the housing units economically feasible.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Housing Permit as set forth in Section 22.56.2850 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 on 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, Housing Permit No. 201200004 and Conditional Use Permit No. 201200138 are **APPROVED** subject to the attached conditions.

MM:MT
5/28/2013

c: Each Commissioner, Zoning Enforcement, Building and Safety

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02368-(1)
HOUSING PERMIT NO. 201200004
CONDITIONAL USE PERMIT NO. 201200138
ENVIRONMENTAL ASSESSMENT NO. 201200249

PROJECT DESCRIPTION

This grant authorizes the construction, operation, and maintenance of a 25-unit, 100-percent affordable apartment complex in the C-3 (Unlimited Commercial) Zone. This grant also authorizes a discretionary housing permit to allow for a density bonus and a reduction in the required number of parking spaces. This increases the number of residential units that would be allowed pursuant to the Countywide General Plan ("General Plan") land use designation from 11 units to 25 units and reduces the number of required parking spaces from 49 spaces to 28 spaces. The project is approved as depicted on the approved Exhibit "A", subject to all of 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. 9 and 11. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 11 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 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.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$400.00**. 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 **two (2)** inspections following this grant—one after three years and a second after five years. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

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

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 **$2,231.25** ($2,156.25 for a 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 to the satisfaction of said department.

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

15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the

subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

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

17. 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.

18. 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.

19. 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.

PROJECT SITE SPECIFIC CONDITIONS

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 California Department of Housing and Community Development.

21. The permittee shall maintain no less than 28 parking spaces on the project site, developed to the specifications of Section 22.52.1060 of the Los Angeles County Code. Such spaces shall be continually available for automobile parking.

22. A full-time property manager shall reside on-site, or, as an alternative, a property manager shall be present on-site during the day, and an additional "keyholder" shall reside on-site at night to respond to the needs and concerns of tenants and area residents.

23. The property and its landscaping shall be neatly maintained and free of debris, overgrown weeds, junk, and garbage. A minimum of ten percent of the net project area shall be maintained as landscaping. Prior to final approval of this permit, the permittee shall submit a landscaping plan that demonstrates compliance with the Los Angeles County Drought Tolerant Landscaping requirements (Title 22, Part 21 of the County Code), as determined by the Director of the Department of Regional Planning in consultation with the staff biologist of said department.

24. All proposed outdoor lighting and glare shall be deflected, shaded and focused away from all adjoining properties.

25. The permittee shall install and maintain secured entry to the facility, for both automobiles and pedestrians, in the form of limited access gates. Such gates shall be accessible via keycard (or similar device), remote control, numeric code, or interior buzzer. All gates shall conform to County Fire Department emergency access requirements.

26. All on-site amenities, including, but not limited to, the community room, laundry room, and exercise and play equipment, and all on-site services, including, but not limited to, counseling, tutoring, and health care, shall be restricted to the exclusive use of the manager and tenants and shall not be operated between the hours of10:00 PM and 6:00 AM.

27. In order to ensure ongoing good maintenance and aesthetics of the facility, stonework, either real or imitation, or a similar durable material, as approved by the Director of the Department of Regional Planning, shall clad all walls facing publically accessible areas from ground level to a minimum height of three feet.

28. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated [ ].

29. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated May 17, 2013.

30. The permittee shall comply with all conditions set forth in the attached County Department of Public Health letter dated December 10, 2012.

Attachments:
Public Works Department Letter dated [ ]
Fire Department Letter dated May 17, 2013
Public Health Letter dated December 10, 2012

REVISED CONDITIONS
Supersedes Fire Dept. Conditions Dated 03/29/13

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: May 17, 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
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

JACQUELINE TAYLOR, MPA, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

THAO KOMURA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5581 • FAX (626) 813-3016

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Don Knabe
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Michael D. Antonovich
Fifth District

December 10, 2012

TO: Maral Tashjian
Department of Regional Planning

FROM: Thao Komura, REHS
Environmental Health Division
Department of Public Health

SUBJECT: **PROJECT NO.R2012-02368 / CUP 201200138**
4125 & 4131 WHITTIER BLVD. AND 837 S. BONNIE BEACH PL., LOS ANGELES

☒ 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 regarding a CUP request for a residential use in commercial zone and housing permit for a new proposed 3-story. We have no objection to the approval of the CUP contingent upon the following conditions:

1. The proposed facility shall be supplied with potable water through an approved public water system, and wastewater disposal shall be accommodated through public sewer and wastewater treatment facilities.

2. The project shall remain in compliance with all Public Health requirements, regulations, and ordinances relating to the development of condominium. Contact District Surveillance and Enforcement at (213) 351-7895 to obtain required operating permits prior to operation.

For any other questions, please feel free to contact me at (626) 430-5581.

COUNTY OF LOS ANGELES
Public Health

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

CYNTHIA A. HARDING, M.P.H.
Acting Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, MPA, REHS
Director, Bureau of Environmental Protection

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Fifth District

March 15, 2013

TO: Maral Tashjian
Zoning Permits East Section
Department of Regional Planning

FROM: Thao Komura, REHS
Division of Environmental Health
Department of Public Health

SUBJECT: CEQA-PERMIT CONSULTATION
PROJECT NO. R2012-02368
4125 WHITTIER BLVD., 4131 WHITTIER BLVD., AND
837 BONNIE BEACH BLVD., LOS ANGELES

The Department of Public Health (DPH) has reviewed the Initial Study for the above-referenced project. The project is proposing the development of a 25 unit apartment complex of which 24 units are restricted affordable for very low income residents and one non-restricted manager's unit with 27 parking spaces.

After reviewing the sections of the Initial Study pertaining to noise, water supply, and sewage disposal, the Department has determined that the project could not have a significant impact on the environment. Therefore, the Department has no objection to the preparation of a Negative Declaration for this project.

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

March 25, 2013 Sent via e-mail: mtashijian@planning.lacounty.gov

TO: Maral Tashijian
Department of Regional Planning

FROM: Julie Yom, Park Planner JY
Environmental and Regulatory Permitting Section

SUBJECT: **INITIAL STUDY**
PROJECT NO. R2012- 02368
RCUP 201200138
EAST LA COMMUNITY CORPORATION
4125 WHITTIER BLVD, 4131 WHITTIER BLVD, & 837 BONNIE BEACH BLVD
APN's 5239- 021- 037, 5239- 021- 038, & 5239- 021- 040

The above project has been reviewed for potential impacts on the facilities of this Department. We have determined that the proposed project, which involves a development of a 25-unit affordable housing apartment complex, will not impact the facilities of this Department.

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

JY/ R2012-02368/ Affordable Housing 25- unit, East LA

c: DPR (N. E. Garcia, K. King, J. Rupert, J. Barber, L. Bradley, O. Ruano)

Conditional Use Permit – Burden of Proof – Section 22.56.040
Discretionary Housing Permit – Burden of Proof – Section 22.56.2820
2/27/2013

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.*

The immediate surrounding area is comprised of properties developed with a mixture of multi-family and commercial uses. The proposed development is consistent with these existing uses and continues the land use pattern in a logical and compatible manner. The proposed project provides for appropriate light and air circulation, safe and well designed means of ingress and egress, ample on-site parking and conforms to the development standards of the East los Angeles Community Standards District.

The affordability element of this proposed development plays a major role in contributing to the general welfare of the community. For the past several years the demand for low cost housing has exceeded the limited supply leading to long waiting periods. For instance, according to the Los Angeles County Housing Element Progress Report, in the period from 2006 to 2010 there were only 52 units produced in the Lower Income category leaving 9,020 still needed. The proposed 25 unit development will help contribute to the demand for low cost housing and therefore have a positive impact on the surrounding community. Of the 25 units, 24 are set aside for qualified affordable residents with 50 percent of Area Median Income intended for the Very-Low Income category. This level of affordability will positively affect the general welfare of the community by accommodating, for example, a family of four with an income of $41,400. (Per 2010 LA County Income Limits) There is one non-restricted manager's unit provided for compliance with funding institution requirements in order to accommodate the income level of a qualified manager.

The County of Los Angels General Plan Housing Element reviews housing needs through analysis of socio-economic data, studying the existing housing stock and anticipating projected demand. Currently a shortfall exists. One goal of the Housing Element states the following need; "A wide range of housing types in sufficient quantity to meet the needs of current and future residents, particularly persons and households with special needs, including but not limited to lower-income households, seniors citizens and the homeless." The proposed 25-unit affordable housing development will support the goals of the Housing Element to provide for additional low-income households. According to the Regional Housing Needs Assessment the 2006 to 2008 period required 52,607 affordable units; 4,569 were built leaving the

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need well short of being met. The proposed 25 unit development will be a positive contribution to meeting the region's housing needs.

2. *Be detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or*

The subject site is currently an un-utilized piece of land that brings no value to the community in its current state. The 0.40 acre property accommodates the proposed density and parking easily while allowing the building design to conform to height, setback and open space regulations of the Community Standards District. The proposed development of multi-family apartments for qualified affordable families will serve to improve the appearance and function of the property thereby helping to enhance property values in the nearby community. Improvement of the property as proposed is a positive contribution to an area of the County in need of gentrification. Development of the existing unsightly parcel with multi-family residences as proposed will serve to enhance the appearance of the Whittier Blvd corridor and bring value back to the community.

The physical location of the proposed multi-family affordable apartment is proper in relation to the surrounding uses and appropriately located with respect to street access. The southern boundary of the property fronts along Whittier Blvd, a four-lane highway providing access across the community in an east-west direction. In addition, the property has 45 feet of frontage along Bonnie Beach Place along the easterly property line and abuts an alley along the northerly property line. Development of the site as proposed will eliminate the current blight afforded by the current abandoned use and in its place provide the surrounding neighborhood with new low cost housing.

3. *Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.*

The introduction of newly constructed affordable housing for community stakeholders will serve the general welfare of the community by providing much needed low cost housing to qualified affordable families. The location proposed for this development is appropriate with regard to neighborhood compatibility. The site is located within the Whittier Blvd commercial corridor and surrounded by a mixture of multi-family and commercially zoned property. The proposed development is well organized with appropriate vehicular access. The lot area is large enough to accommodate the density and is compatible in height and setbacks with adjacent properties. Therefore it is reasonable to conclude that the project at this location will not constitute a menace to the public health and safety or general welfare.

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.*

The subject site is a 0.40 acre flat un-utilized infill parcel of land located on the north side of Whittier Blvd west of Bonnie Beach Place. The 17,265 square foot property comfortably accommodates the proposed 25 unit affordable family apartments maintaining compliance with requirements for setbacks, building height, walls fences, open spaces, etc. The proposed multi-family development will be well integrated with surrounding uses by maintaining similar density ratios, on-site parking and desireable architectural features. The property has two street frontages, 45 feet along Bonnie Beach Place and 100 feet along Whittier Blvd. The Bonnie Beach frontage will serve as the main entrance to the development keeping the ingress and egress from Whittier Blvd. The 45 foot street frontage along Bonnie Beach provides adequate opportunity to locate the entrance to the development with a safe distance from the intersection. This leaves ample distance for vehicles to turn on to Bonnie Beach from Whittier Blvd before turning into the development.

The proposed development is a three-story garden style design with approximately 30,240 square feet of residential floor area. Amenities of the proposed development include a 3,925 square foot central courtyard with a 1,000 square foot community room.

The main property frontage has good southerly exposure and all elevations are well articulated with architectural features and variations in color to accentuate the visual experience. The proposed site location accommodates the development design with appropriate elements that integrate with the surrounding community.

C. *That the proposed site is adequately served:*

1. *By highways or streets of sufficient width, and improvement necessary to carry the kind and quantity of traffic such use would generate.*

The property is located on the north side of Whittier Blvd, a fully improved secondary highway serving east west traffic. The site is approximately midway between the two major freeways with Interstate 5 to the south and the 60 to the north. There is on-street parking available on Whittier Blvd except for during peak periods. Bonnie Beach has a dedicated width of 60 feet and improved with sidewalk, curb, gutter and drive lanes on the east and west sides. Both Bonnie Beach and Whittier Blvd appear to be fully improved to Public Works Street Standards.

The intersection of Bonnie Beach and Whittier Blvd is a non-signal light controlled intersection with stop signs on the north and south approaches to Whittier Blvd allowing safe vehicular circulation within the community. The proposed 25 unit apartment complex is well under the traffic generation threshold and will not trigger the necessity for a traffic study. Therefore the development is expected to have minimal traffic impact and will not contribute significantly to the capacity of the street circulation system. The adjacent streets are fully improved and designed to meet the traffic demand of the land uses anticipated for build out within the General Plan Transportation Element.

2. *By other public or private service facilities as are required.*

The subject property is served by Los Angeles County facilities such as sewer and drainage systems. The systems in and around the property are in and functioning with capacity to serve the site. Electricity and natural gas infrastructure are in and currently serve the community of the subject property with adequate capacity to serve the additional demand of the proposed project. The proposed location is served by the Los Angeles Unified School District with sufficient capacity to serve the proposed development. The subject site is located near two metro bus stations, a block to the east and two blocks to the west, providing convenient access to mass transit.

D. *That the proposed project at the location proposed has been designed to be complimentary to the surrounding area in terms of land use patterns and design.*

The surrounding area is largely developed with commercial and multi-family uses. The north and south side of Whittier Blvd is developed with a mixture of commercial uses, apartments and duplexes. North of the subject site across the alley the properties are developed with a mixture of multi-family uses. Development of the subject site for multi-family apartment uses is in conformity with the established land use pattern of the immediate area. The improvement of the subject site will compliment the surrounding area by establishing new apartment housing and thereby stimulating the economic viability of the area.

The subject property has two street frontages that provides potential for higher visibility and a great potential to add a valuable visual impact to the streetscape. The proposed development is a three-story garden style design with 25 residential apartments for low income families. The allowable building height per the Community Standards District and the C-3 zone is 40 feet.

The proposed building has 100 feet for street frontage on Whittier Blvd with southerly exposure providing adequate light and air circulation. The Bonnie Beach Place building frontage provides a secondary street frontage with the main vehicular access away from the main boulevard. All elevations are well articulated with architectural features and variations in color to accentuate the visual experience. The street frontages along Bonnie Beach and Whittier Blvd.

will provide upgraded features to an existing streetscape in need of improvements. With the design elements proposed the development design is complimentary to the surrounding area in terms of land use patterns and design.

E. That the proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs.

According to the Affordable Housing Statistics from Habitat for Humanity, "more than 13 million households pay more than 50 percent of their income for housing" in the United States. And over 6 million people live in overcrowded conditions meaning there are more people in the house than there are rooms. They also state that one out of seven poor families live in severely physical inadequate housing.

The table below indicates regional housing needs as determined from the RHNA in LA County from the 2009/2010 needs assessment progress report[1]. Of the 57,168 housing units needed to meet demand only 5,411 were produced between the years 2006 and 2010.

Of the 23,344 housing units needed in the Extremely Low/Very Low income categories only 99 housing units were produced between 2006 and 2010 and only 52 units in the Lower Income category.

Table B
Regional Housing Needs Allocation Progress

		2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Extremely Low/ Very Low	14,423*	0	99	0	0	0					99	14,324
Lower	9,072*	12	25	15	0	0					52	9,020
Moderate	9,815*	206	138	0	0	0					344	9,471
Above Moderate	23,858*	1,794	1,339	941	310	532					4,916	18,942
Total RHNA	57,168*	2,012	1,601	956	310	532					5,411	51,757
Total Units ► ► ►												
Remaining Need for RHNA Period ► ► ► ► ►												

Note: The RHNA for the Fourth Revision of the Housing Element in the SCAG region used January 1, 2006 as the baseline for projecting housing needs. Housing units that have been constructed, issued building permits, or approved since January 1, 2006 have been credited toward the RHNA for the 2008-2014 planning period.

*RHNA allocations reflect adjustments made per a RHNA transfer to the City of Diamond Bar, effective October 27, 2010.

Sources: SCAG, *Regional Housing Needs Assessment, 2007*; Los Angeles County Department of Public Works, Building & Safety Division for the number of dwelling units assumed to be constructed during the period January 1, 2006-December 31, 2010; Los Angeles County Community Development Commission affordable housing development completions, January 1, 2006-December 31, 2010. Income categories based on a household of four members and the area median income, which is annually revised according to the U.S. Dept. of Housing and Urban Development and HCD.

[1] Los Angeles County Housing Element Progress Report April 12, 2011

According to the State Department of Housing and Community Development in it's needs assessment determination for the period January 2014 to October 2021, anticipated household growth for Los Angeles County in that period is expected to be 200,572. Fifteen percent (27,469) of those households are expected to be within the Low Income category and 25 percent (45,672) in the Very Low Income category.[2]

The proposed affordable housing project will deliver 24 units to affordable families with less than 60% Area Median Income, Low Income qualified families. One unit is reserved as a non-restricted manager's unit. There are 15 one-bedroom one-bathroom and 10 two-bedroom two-bathroom units. Pursuant to the state affordable housing requirements all of the affordable units will be maintained as restricted units for a minimum of 30 years.

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[2] Department of Housing and Community Development – Regional Housing Needs Assessment Determination – Letter dated August 17, 2011

Whittier Permanent Supportive Housing
Addendum to Burden of Proof
Project No. R2012-02368 / CUP 2012-00138

Whittier Supportive Housing - Parking Usage

The Applicant, East LA Community Corporation, is proposing to develop the subject property with a 25-unit apartment complex of which 24 units are restricted to qualified special needs residents in the Very-Low Income category with area median incomes of 50 percent. The target resident population for the proposed housing development includes single working mothers, and foster children transitioning from a foster family program. The rent limits for the Very Low Income category are approximately $630.00 to $709.00 per month. There are 15 one-bedroom units and 10 two-bedroom units including one non-restricted manager's unit. The manager's unit is provided for compliance with funding authority requirements in order to accommodate the income level of a qualified manager. Both of these target populations typically rely on public transportation and few own cars. However, the proposed housing development will accommodate one level of subterranean parking with a total of 28 parking spaces.

Entitlements

In order to develop the property as proposed the Applicant is seeking a Conditional Use Permit to allow a multi-family residential development in a C-3 zone and a Discretionary Housing Permit with incentives per Section 22.52.1880 allowing 14 Density Bonus units for a total of 25 units, an on-menu incentive per Section 22.52.1840B for reduced parking for a total of 27 parking spaces (28 spaces provided) and per Section 22.52.1840C an off-menu incentive to allow 7 compact parking stalls (25%) serving a residential development and zero guest parking.

The requested incentives are necessary in order to provide for affordable housing costs and affordable rents. The proposed 25-unit apartment complex is designed to mitigate impacts due to height, massing and appearance by limiting the building height to 36 feet. In order to accomplish the proposed height the parking must be provided in a subterranean garage. This subterranean feature allows the building to be sunk into the ground thereby lowering the overall building height. The requested incentives provide relief from parking requirements that would otherwise be prohibitive with one level of parking. The cost of a second underground parking level would leave the project infeasible and a second parking level at grade would reduce the unit density necessary to support the affordability of the units.

The proposed reduced parking incentives allow the parking to be located within one parking level, thereby keeping the affordable housing costs to a minimum to support affordable rents.

ATTACHMENT – PARKING USAGE

Parking

Section 22.52.1180 governing parking requirements for residential uses, does not allow compact size spaces for apartment houses and requires at least one standard size guest parking space for every four dwelling units. In this case, 6 guest parking spaces would be required. The Applicant is requesting an "off-menu" incentive to allow zero

guest parking spaces and to permit 7 of the total provided parking spaces to be compact spaces.

The development is eligible for an on-menu Density Bonus incentive for reduced parking, pursuant to Section 22.52.1840 B of the Los Angeles County Code. The table below shows the allowed and proposed parking.

Unit Size	**Density Bonus Parking Incentive**	**Proposed Parking**
15 One Bdrm Units	0.75 Spaces Per Unit 11.25 Spaces (Round Down)	11 Spaces
9 Two Bdrm Units	1.5 Spaces Per Unit 13.5 Spaces (Round Up)	14 Spaces
1 Two Bdrm Managers Unit	N/A	2 Spaces
Handicapped	Included in above totals	2 Spaces
Additional Parking	0	1 Space
Total Units = 25	**25 Spaces Required**	**28 Spaces Provided**

The proposed project, Whittier Permanent Supportive Housing, is an affordable housing development serving Very Low Income residents comprised of a specific population of single mothers and foster children emerging from foster care programs. The proposed development is 25 units and will provide 28 total parking spaces, one space for each affordable unit and two spaces for the managers unit. There is one additional surplus parking space. It is expected that one parking space per unit will exceed the actual demand for parking.

Evidence of reduced parking demand for Very Low Income residents, particularly special needs populations, was clearly demonstrated by the approval of the Avalon Apartment Development located at 13218-13224 South Avalon Blvd. In that case it was demonstrated that a reduction in parking beyond the reduction allowed by the Density Bonus Incentive, 62 spaces in lieu of the 73 spaces required, would exceed the actual usage. The Whittier Supportive Housing Project will provide parking in compliance with the Density Bonus Incentive for reduced parking by providing one space on average for each affordable unit.

East LA Community Corporation owns and manages a number of quality affordable housing developments in Boyle Heights and East Los Angeles. Observation of actual parking usage for some of the existing affordable housing developments is outlined in Table A.

TABLE A Existing Facilities – Parking Usage Ratios

Property	**# Units**	**# of Spaces**	**% Average Usage**
Kern Villas 200 N Kern Ave Los Angeles	49 Units	95 Spaces	85%
Las Girasolas 952 S. Record Ave Los Angeles	11 Units	11 Spaces	80%
Lorena Terrace 611 S. Lorena St Los Angeles	49 Units	58 Spaces	82%
Telacu Senior Apartments 251 S. Arizona St. Los Angeles	75 Units	40 spaces	59%
Maple Street Village Partnership 935 S. Boyle Boyle Heights	48 Units	41 Spaces	53%
Casa de Las Hermanitas 2801 E. 2nd St. Boyle Heights	88 Units	40 Spaces	34%
Colonia Jess Lopez 2627 E. Olympic Bl. Boyle Heights	88 Units	56 Spaces	28%
Telacu Pico Aliso 1450 E. 1st St. Boyle Heights	74 Units	36 Spaces	48%

Proximity to Public Transportation

Public transportation is accessible to the proposed development. The subject site is located on Whittier Blvd., being served by Metro-Rapid Bus Line #720 (Commerce Center and Santa Monica) and Metro Local Bus Line #18 (Montebello Wilshire/Vermont.) This stop also services a Dash Bus to UCS Medical Center. The bus stop is located two blocks west of the subject property at Whittier and Herbert.

Summary

The requested incentives are necessary in order to provide for affordable housing costs and affordable rents. The proposed 25-unit apartment complex is designed to mitigate impacts due to height, massing and appearance by limiting the building height to 36 feet. In order to accomplish the proposed height the parking must be provided in a subterranean garage. This subterranean feature allows the building to be sunk into the ground thereby lowering the overall building height. The requested incentives provide relief from parking requirements that would otherwise be prohibitive with one level of parking. The cost of a second underground parking level would leave the project infeasible and a second parking level at grade would reduce the unit density necessary to support the affordability of the units.

The proposed parking incentives and allowance of compact parking stalls, allows the parking to be located within one parking level, thereby keeping the affordable housing costs to a minimum to support affordable rents. In addition, the incentives proposed will not have a specific adverse impact upon public health and safety or the physical environment. Without the proposed incentives the development would be left unaffordable to Very-Low income households.

CUATRO VIENTOS APARTMENTS
HOUSE RULES

FOR EVERYONE'S SAFETY, RENT WILL NOT BE ACCEPTED IN CASH FORM. CASH GIVEN TO ANYONE WILL BE RESIDENT'S RESPONSIBILITY TO RECOVER.

1. **EMERGENCY TELEPHONE NUMBERS:**
   a. Resident Employee - TBD
   b. Property Management Office - TBD
   c. Fire, Ambulance and Police - 9-1-1

2. **RENT:** All rent is due and payable on the first day of each month. Rent not processed in the office by the fifth (5th) day of each month will be subject to a $25.00 late charge. If your check is returned for any reason, resulting in your rent not being paid by the fifth, your rent is late and also subject to a late charge as well as a returned check fee. All returned checks are subject to a $15.00 fee. Security deposits will not be used as rent.

3. **CONDUCT:** All activities and conduct of residents and their families and guests in and around the premises and common areas must be reasonable and not interfere with the peace, comfort and quiet enjoyment of other residents in the complex and the surrounding neighborhood as well.

4. **NOISE:** Residents and their families and guests will respect the peace, comfort and quiet enjoyment of other residents in the complex and the surrounding neighborhood as well. Musical instruments, radios, televisions, stereos, etc., should be used at a reasonable volume at all times and should not be audible outside one's apartment. Special care should be taken before 8:00 a.m. and after 10:00 p.m. which is considered the "Quiet Time". Management's discretion shall be final.

5. **PARKING:** Each resident will be assigned a parking space. No parking on landscaped areas. It is Resident's responsibility to have guests park on the street or in visitor-designated areas to avoid towing. All vehicles in an unacceptable condition, improperly parked, abandoned, non-operational or not registered will be towed with prior notice. Trailers, boats, campers, recreational vehicles, etc., may not be parked without management's written permission. All motorcycles, motorbikes, etc., must be parked in the assigned parking space--they are not to be inside an apartment. A copy of current registration and proof of insurance is required to be on file with management at all times. In compliance with insurance guidelines, no car repairs of any kind are allowed on the premises. Cars are not to be backed into parking spaces. All vehicles must be registered at the rental office with the following information: current driver's license, legal registration of ownership, license plate number, and full description of vehicle.

6. **GARBAGE:** Trash containers have been provided for refuse and garbage. All garbage must be discarded in these dumpsters. Boxes must be broken down and flattened before being put in dumpsters. Garbage should be bagged and tied securely. Only residents' "normal household garbage" is to be disposed of in dumpsters. Children under twelve years of age should not take garbage to the dumpsters.

7. **MAINTENANCE:** Contact management for repairs or maintenance during their posted office hours at the telephone number listed above, Monday through Friday. After business hours you may call The John Stewart Company's answering service at (213) 833-1860 and an operator will page the appropriate staff member for a prompt response. Residents will be charged for repairs or maintenance for damages caused by residents or their guests' neglect or abuse of the property. Upon presentation of the invoice by Management, the Resident will be given 30 days to pay for the damages. Resident is expected to

ATTACHMENT - SAMPLE HOUSE RULES

cooperate with management in pest control measures.

8. **ALTERATIONS AND LOCKS:** Please check with Management for acceptable methods of hanging pictures or posters so as to avoid excessive damage to the walls. You may not paint, stain, wall paper or change or repair locks without the prior written permission of Management. Management will retain a passkey to all premises for emergency purposes. If management is required to respond to a lock-out after hours, there will be a $20 lockout charge. There will be no charge for the first three lock-out's during business hours. Additional keys are $5.00.

9. **ROOF:** Access to the building's roofs will be restricted to tenants at all times.

10. **CIELINGS:** Residents are not to hang plants, lamps, mobiles, etc., from, or otherwise disturb the ceilings.

10. **SIGNS:** No signs, advertisements, etc., are to be affixed to any part of the premises that can be viewed by the general public.

11. **WINDOWS:** Blinds will be provided to cover all windows and glassed doors. Residents desiring to attach drapes over the blinds on the interior sides of the wall and visible to the general public must receive prior approval by the manager. Exterior window coverings cannot be installed without management's prior written permission. During potentially damaging weather, residents must close all windows to prevent damage from rain, wind, etc., and will be responsible for all damages resulting from failure to do so.

12. **SMOKE ALARMS AND LIGHT BULBS:** Each rental unit is completely furnished with an operable smoke alarm and light bulbs for all fixtures. It is Resident's responsibility to replace light bulbs thereafter and to alert Management when a smoke detector doesn't work. Smoke alarm batteries will be replaced annually by management. Fire extinguishers will be re-charged annually. You are not allowed to disconnect or render the smoke alarms inoperable.

13. **STORAGE:** Furniture, clothing, storage boxes, produce, etc., are not to be stored on the front entryway, patio or balcony. Second story balconies shall not have plants or other items positioned on a ledge. Bicycles, toys and other personal effects are not to be left for long periods of time in the common areas and resident front yards. No gasoline, paint or other flammable materials will be stored on the premises. No mops, brooms, clothing, towels or similar items should be left outside visible from the street.

14. **COMMON AREAS:** Garage sales are not permitted. No bicycles, skateboards, "Big Wheel's", tricycles, scooters, or roller skates can be left outside unattended. No open containers of any alcoholic beverages are allowed in common areas. Residents are responsible for keeping entryways and surrounding areas free of clutter. Caution, care and cleanliness in the use of common areas and facilities are the responsibility of each resident and guest.

15. **INSURANCE:** The owners and managers carry insurance on the buildings only, and not on your belongings and household effects in your apartment. Having liquid furniture (waterbeds, portable spas, etc.) in your unit requires that you provide management proof of insurance. Residents are advised to carry sufficient insurance on their personal property to avoid financial loss in the event of fire, leaks, theft or other casualty.

16. **GUESTS:** Guests may stay for a maximum of two weeks. All guests must register with Management. Management reserves the right to limit the number of guests and to approve or deny the registration of guests.

17. **ADDITION OF OTHER PERSONS TO YOUR LEASE**: You must inform management in writing if you want another person to reside in your apartment. That person must complete an application just as you did for _____ _____and be approved as a resident before you may add him/her to your lease.

ATTACHMENT - SAMPLE HOUSE RULES

18. **PETS:** No pets such as dogs or cats are allowed in the building. Allowed pets are discussed in the Pet Agreement attached to the Lease. Command or guide animals are allowed by law.

19. **DRUG-FREE COMMUNITY:** By your signature below, you acknowledge, agree, and understand that:

    a) Under California Landlord/Tenant Law, the use of your apartment for the illegal sale of drugs and other controlled substances as defined by the Penal Code and the Health and Safety Codes of the State of California is considered an incurable violation of terms of the rental agreement and this section of the House Rules and will result in an immediate legal action for your eviction.
    b) The possession, use, sale or distribution of illegal drugs by you or any of the your guests, visitors, friends or relatives in or about the premises of the apartment complex will not be tolerated and will result in eviction.
    c) Any arrest made in your apartment for the use, sale, distribution or delivery of illegal drugs will be considered grounds for an immediate eviction action against you.

20. **MEDIATION:** Management agrees to mediate with Residents various "curable" tenant/landlord conflicts to avoid normal legal proceedings that could directly affect their credit rating. Resident also agrees that if the "conflict" is mediated, the signed agreement reached will be legally binding.

21. **INSPECTIONS:** Management reserves the right to enter Resident's dwelling as often as Management deems necessary to check for deferred maintenance and to change heating/air conditioning filters and smoke alarm batteries, etc. These inspections will be done with 48-hour notice and during business hours.

22. **DAMAGES:** Residents will pay for all damages, including drain stoppages that residents or their guests have caused. Sanitary napkins, tissues, paper towels, or any object likely to plug up the plumbing systems, are not to be disposed of in the toilet. Place excess grease of any kind in a container and dispose of same in dumpsters. Residents will be required to pay for all damage caused by their negligence or thoughtlessness to apartment, furnishings, appliances, and laundry equipment. Appliances, plumbing fixtures, heating and electrical systems must be used only for purposes and in the manner for which they were designed. Countertops WILL BURN if hot objects are set directly on them. Resident will be responsible for damage. Do not drive nails into woodwork or walls or apply adhesives such as glue or tape, or put in screws or hooks. If you want to install any appliance or fixture to woodwork or walls or put up a television antenna, consult with Management first for help and information in order to avoid damage.

23. **LAUNDRY:** Washers and dryers in laundry room are for residents' use *only*. Do not overload machines. Do not use dye or wash greasy clothing. Promptly remove clothing from the appliances so others may use the machines. Owner/management is not responsible for your personal belongings. Tenants may not hang their clothes on windows or balconies for the purpose of drying clothes. Clothes shall be dried in the laundry room dryer.

24. **SECURITY DEPOSIT POLICY:** In order to avoid any misunderstanding, this is our policy for the disbursement of Resident's security deposit:

    a) All keys belonging to the complex must be turned into the office--missing keys will be charged at $20.00.
    b) Residents are to remove all items not belonging to their units (trash, furniture, food, etc.) and leave the units in a clean and sanitary condition.
    c) Painting will be charged if the woodwork is damaged beyond ordinary wear-and-tear (excessive nail holes, non-washable marks, nicks, etc.).
    d) Carpets will be cleaned if needed and charged to Resident. The cost to the resident will be calculated on a prorated basis based on length of residency if the carpet is damaged.
    e) Management will charge Resident for a pest control company to spray unit if Resident had a pet and fleas are evident in unit.

ATTACHMENT - SAMPLE HOUSE RULES

f) Any repair to or replacement of blinds due to damage beyond normal wear and tear at any time during occupancy or upon move-out will be the full responsibility of the resident.
g) All monies owing (rent and unpaid maintenance invoices) will be deducted.
h) All notices to vacate must be in writing. They must be delivered and acknowledge by Management at least 30 days prior to termination of tenancy.

25. **LENGTH OF RESIDENCY:** After 3 years of residency, carpet will be cleaned if necessary. Apartment walls will be painted after 4 years of residency if necessary.

26. **BARBECUES:** Barbecues, Hibachis and smokers must be approved by management. No barbecues can be used in areas with a bark groundcover, or patios or balconies.

27. **TOT LOT:** Children age 8 and under are allowed to use the play area. All children using the play area must have an adult (age 18 or older) with them at all times. Play area may be used from 9:00 a.m.-7:00p.m.

28. **OPEN PLAY AREA:** The open play area designated by management can be used from 9:00 a.m. to 5:00 p.m. Equipment may be checked out at office. Special use of the area may be granted by management.

29. **POOL AND CABANA:** Use is subject to Pool and Cabana Rules and Regulations attached to the Lease.

30. **EQUIPMENT CHECK-OUT:** Lawn mowers, vacuums, garden equipment, and recreational equipment are available for check-out at the office. Resident will be responsible for all damages to equipment while under their care.

31. **PACKAGES AND MAIL:** Owner and management are not responsible for delivery, damage, or loss of messages, packages, mail, or other material left at doorways or at the management office.

32. **HOUSE RULES MODIFICATIONS:** Management reserves the right, upon thirty (30) days' written notice to Resident, to make such further reasonable rules and policies as in its judgment may, from time to time, be needed for the safety, care, cleanliness, protection and preservation of good order therein.

We, the undersigned, have read, understood, agreed to, and received a copy of this document.

By: The John Stewart Company, Agent	**Resident** **Date**
Title **Date**	**Resident** **Date**

ATTACHMENT - SAMPLE HOUSE RULES

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning

Project title: "Whittier Permanent Supportive Housing" / Project No. R2012-02368-(1) / Housing Permit No. 201200004; Conditional Use Permit No. 201200138; Environmental Assessment No. 201200249

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

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

Project sponsor's name and address: East LA Community Corporation
530 S. Boyle Ave, Los Angeles, CA 90033

Project location: 4125 Whittier Blvd, 4131 Whittier Blvd, and 837 Bonnie Beach Blvd, East Los Angeles
APN: 5239-021-037, 5239-021-038, and 5239-021-040 *USGS Quad*: Los Angeles

Gross Acreage: 0.4 Acre (17,259 sq. ft.)/0.378 Net Acres after alley dedication (16,509 sq. ft.)

General plan designation: N/A

Community/Area wide Plan designation: CC (Community Commercial) in the East Los Angeles Community Plan

Zoning: C-3 (Unlimited Commercial) in the Eastside Unite No. 1 Zoned District; East Los Angeles Community Standards District

Description of project: The Applicant, East LA Community Corporation, is proposing to develop the subject property with a 25-unit apartment complex of which 24 units are restricted to qualified affordable residents in the Very-Low Income category with area median incomes of 50 percent. There are 15 one-bedroom units and 10 two-bedroom units including one non-restricted manager's unit. The manager's unit is provided for compliance with funding authority requirements in order to accommodate the income level of a qualified manager. The proposed development is a three-story 36-foot in height garden style design 30,240 gross square feet of residential floor area. Amenities of the proposed development include a 3,925 square foot central courtyard with a 1,000 square foot recreation room.

The subject site is a 0.40 acre (prior to dedication) flat under-utilized infill parcel of land located on the north side of Whittier Blvd west of Bonnie Beach Place. The property has two street frontages, 45 feet along Bonnie Beach Place and 100 feet along Whittier Blvd. (The rear property line abuts an alley with 150 feet of frontage). The Bonnie Beach frontage will serve as the main vehicular entrance to the proposed subterranean parking garage. Main pedestrian access is from Whittier Blvd which leads to a lobby/elevator area, building management offices and community room.

Surrounding land uses and setting: The property is located on the north side of Whittier Blvd. west of Bonnie Beach Place with a land area of approximately 0.40 acres. The property is comprised of three individual parcels with 100 feet of combined frontage on Whittier Blvd and 45 feet of frontage on Bonnie

Beach Place. The rear property line abuts a 20-foot alley with 150 feet of frontage. The property is currently improved with an abandoned 1,950 square foot single story commercial building and vacant land. Whittier Blvd is an east-west oriented secondary highway with an existing street dedication of 80 feet and improved with sidewalk, curb and gutter. Bonnie Beach has an existing right of way dedication of 60 feet and is improved with sidewalk, curb and gutter. There is a metro bus stop at the corner of Whittier and Downey one block east of the subject site and another Metro bus stop at Whittier and Herbert two blocks to the west of the subject site.

The properties directly west of the subject site along Whittier Blvd are improved with commercial buildings in the C-3 zone. The properties east of the site are improved with commercial properties along Whittier Blvd. North of the subject property across the alley is zoned R-3 multi-family residential and a land use category of Medium Density. South of the subject site across Whittier Blvd the properties are improved with commercial uses and zoned C-3 with a Land Use Designation of Community Commercial.

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

Public Agency	*Approval Required*
Department of Public Works	Building Permits
Sanitation District of Los Angeles County	Sewer line Connection Permit

Major projects in the area:

Project/Case No.	*Description and Status*
N/A	N/A

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
- ☒ LAUSD School District

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 (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
  - Land Development Unit
  - Health Hazmat
- ☐ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- ☐ Sheriff Department
- ☒ Parks and Recreation
- ☐ Subdivision Committee

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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

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

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

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

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

Signature (Prepared by) — Date: 5-22-13

Signature (Approved by) — Date: 5-22-13

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

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

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

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

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

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

1. AESTHETICS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Be visible from or obstruct views from a regional riding or hiking trail?	☐	☐	☐	☒
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

The proposed project is located in a fully developed area and is not sited near any trees, rock outcroppings, historic buildings, and undisturbed areas. The proposed structure is 36 feet high. The local community standards district permits up to 40 feet in height in the C-3 (Unlimited Commercial) Zone, so the proposed structure is consistent with the height standards of the local community plan. The applicant prepared shadow study which concluded that the shadows from the proposed building would not fall on any adjacent residences.

The proposed structure would not degrade the existing visual character or quality of the site, and its surroundings because of height, bulk, pattern, scale, or character.

2. AGRICULTURE / FOREST

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

The proposed project is zoned C-3 (Unlimited Commercial), in the East Los Angeles Community Standards District. The proposed project does not conflict with existing zoning for agricultural use, designated Agricultural Opportunity Area, a Williamson Act contract, or with any existing zoning for forest land or timberland uses. The only Williamson Act contract lands in the County are located on Catalina Island and held by the Catalina Island Conservancy as set asides for open space and recreational purposes. Therefore, there are no agricultural Williamson Act contracts in the remainder of the unincorporated County. *(Source: State of California Department of Conservation, Division of Land Resource Protection / California Department of Forestry and Fire Prevention Management Landscape Map)*

3. AIR QUALITY

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

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

- Lead (Pb).

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

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

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

The proposed project involves the construction of twenty-five (25) residential units. The proposed use will not result in any toxic emissions. As a result, no significant adverse impacts on sensitive receptors are anticipated to result from the proposed project's implementation. Project will implement best management practices for dust control during construction.

The proposed project's operation would not create any objectionable odors for the surrounding community. Odor nuisances are regulated by County Code.

4. BIOLOGICAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐	☐	☒
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	☐	☐	☐	☒
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the	☐	☐	☐	☒

Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

The site and surrounding area is urbanized and fully developed. There are no sensitive natural communities present onsite or in the general vicinity, and none identified in the local plan or by state or federal agencies. There are no native trees, wildflower reserve areas oak trees, SEAs or SERAs present onsite or in the general vicinity. There are no candidate, sensitive or special status species at or near the project site. *(Source: The California Natural Diversity Database (CNDDB))*

5. CULTURAL RESOURCES

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

The project site is partially vacant and partially developed; there are no archaeological, paleontological, national or state-designated historic resources on the project site. The project site is located in an area that is urbanized and already developed; any human remains that may have existed on-site are likely to have been disturbed by previous development.

6. ENERGY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	☐	☐	☒	☐
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

The proposed project would be built in compliance with the standards of the Los Angeles County Green Building Ordinance and the State of California Green Code and would employ various energy saving elements such as occupancy sensors, daylighting, water efficient appliances/fixtures and drought tolerant plants as required by the code.

7. GEOLOGY AND SOILS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
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?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

The entirety of Southern California is seismically active; no project site is free from potential seismic impacts. Strong seismic ground shaking at the project site is correlated with the proximity to an active fault line that triggers an earthquake. The nearest fault trace/seismic area is located 5.5 miles to the east. The project site is not in the immediate vicinity of any earthquake faults and would therefore not be subject to strong seismic shaking as would structures in closer proximity to these fault areas. *(Source: California Geological Survey (CGS) Seismic Hazard Zone Maps)*

The project site is locate approx. 7,500 feet north of the nearest mapped liquefaction zone. The project site is not located within a hillside area and would not be subject to landslides. *(Source: California Geological Survey (CGS) Landslide Maps / CGS Alquist-Priolo maps, 1974-2007)*

Proposed on-site improvements would entail the development of the entire site for structures, pavement for the parking lot and driveways, sidewalks, and landscaped areas. If the project site was not already a disturbed due to previous developments (formerly a gas station), the proposed project would result in a significant loss of top soil. However, since the topsoil has already been disturbed, the proposed improvements would not create a significant impact in this respect. Erosion during construction phase would be controlled through the County's erosion and dust control regulations. Post-construction, the project would not contain any loose dirt, and would not create any erosion issues.

The project site was previously developed and would have small likelihood of containing unstable/expansive soils that would result in landslides, lateral spreading, subsidence, liquefaction or collapse. The project site is located in an urbanized area which is fully serviced by public utilities, including sewer system. The project does not propose any on-site wastewater treatment.

8. GREENHOUSE GAS EMISSIONS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

Temporary impacts would result during the construction phase of the proposed project. GHGs would be emitted by construction equipment and construction crew vehicles, however these 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 vehicle trips generated by the project. However, these trips would be comparable to trips generated by a commercial use, such as those permitted in the subject property's underlying land use (MC – Major Commercial) and zoning (C-3, Unlimited Commercial) categories. The air quality impacts of the uses associated with this land use/zoning category were considered and analyzed during the land use planning process when the local area plan and zoning designations were developed. Additionally, the housing proposed would be set aside for low-income individuals and families who are more likely to use public transportation than single-occupancy vehicles, which would minimize the GHGs. Therefore the projected GHGs emissions at the site would be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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) within a Very High Fire Hazard Severity Zones (Zone 4)?	☐	☐	☐	☒
ii) within a high fire hazard area with inadequate access?	☐	☐	☐	☒
iii) within an area with inadequate water and pressure to meet fire flow standards?	☐	☐	☐	☒
iv) within proximity to land uses that have the potential for dangerous fire hazard?	☐	☐	☐	☒
i) Does the proposed use constitute a potentially dangerous fire hazard?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

Hazardous materials are generally defined as any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or future hazard to human health and safety or to the environment, if released into the workplace or the environment (Health and Safety Code (H&SC), §25501(o)). The California Department of Toxic Substances (DTSC) is responsible for classifying hazardous materials in the state of California. Hazardous materials are commonly stored and used by a variety of businesses and are commonly encountered during construction activities.

DTSC oversees the cleanup of disposal and industrial sites that have resulted in contamination of soil and groundwater. In close cooperation with the United States Environmental Protection Agency, DTSC administers both state and federal hazardous waste programs including The Resource Conservation and Recovery Act (RCRA) the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, 42 U.S.C. § 9601–9675), the Toxic Substances Control Act (TSCA) and a number of other State and Federal bodies of law dealing with hazardous materials and the environment. The Envirostar database lists properties regulated by DTSC where extensive investigation and/or cleanup actions are planned or have been completed at permitted facilities and clean-up sites. No hazardous materials sites or properties listed in compliance with California Government Code, Section 65962.5 (e.g., Comprehensive Environmental Response, Compensation and Liability Information System [CERCLIS], Resource Conservation and Recovery Act [RCRA]) are located on the project site. Any sites within the general vicinity are not likely to have contaminated the project site.

Projects in close proximity to airports are within the jurisdiction of the Airport Land Use Commission (ALUC). The Regional Planning Commission meets in the capacity of the ALUC to consider projects requiring ALUC review and it makes a determination of the compatibility of the proposed project with the nearby airport.

The Office of Emergency Management is responsible for organizing and directing the preparedness efforts of the Emergency Management Organization of Los Angeles County. The OEM is the day-today Los Angeles County Operational Area coordinator for the County. The emergency response plan for the unincorporated areas is the Operational Area Emergency Response Plan (OAERP), which is prepared by OEM. The OAERP strengthens short and long-term emergency response and recovery capability, and

identifies emergency procedures and emergency management routes in the County. The disaster response plan is the County Local All Hazards Mitigation Plan.

The proposed project is a use which does not typically generate routine transport, storage, production, use, or disposal of hazardous materials. The proposed project would not generate accidental conditions involving the release of hazardous materials or waste in the environment. The project site is not a hazardous materials site, and would not create a significant hazard to the public or the environment. *(Source: http://www.envirostor.dtsc.ca.gov/public)*

The project site is not located within an airport land use plan. The nearest airport (LAX) is approximately nine (12) miles to the northeast. The project site is not located near a private airstrip. The project is not of a scale that would physically interfere with an adopted emergency response plan or emergency evacuation plan. The project site is not located within a Very High Fire Hazard Severity Zone. The project site is located in an urbanized area with full service from public utilities and infrastructure including water for firefighting purposes. The applicant has provided a letter indicating that the site is serviced by the California Water Service Company (Cal Water) and a fire flow test which would need to be deemed adequate by the Fire Department prior to project approval. The project site is located among residential and major commercial land uses. The proposed use would not be a significantly dangerous fire hazard related to the surrounding similar uses.

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. 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.

10. HYDROLOGY AND WATER QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?	☐	☐	☒	☐
i) Use onsite wastewater treatment systems in areas	☐	☐	☐	☒

with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?				
j) Otherwise substantially degrade water quality?	☐	☐	☒	☐
k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?	☐	☐	☐	☒
l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?	☐	☐	☐	☒
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?	☐	☐	☐	☒
n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

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

FEMA, the Federal Emergency Management Agency, prepares hydrological studies throughout the country, called Flood Insurance Studies, in order to identify areas that are prone to flooding. From the results of these studies, FEMA prepares Flood Insurance Rate Maps (FIRMs) that are designed to geographically depict the location of areas prone to flooding for purposes of determining risk assessment for flood insurance. An area that has been designated a 100-year flood plain is considered likely to flood under the 100-year storm event.

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

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

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

The proposed project would rely on existing water conveyance infrastructure from an existing water district, not from a personal ground water well. The current retail provider for the project site is California Water Service Company (3316 West Beverly Boulevard, Montebello, CA 90640). The project would have water usage comparable to surrounding commercial uses, which would not create a significant impact on the area aquifer's volume, or groundwater table level. (Source: http://gis.dpw.lacounty.gov/servicelocator/)

With regards to groundwater recharge, and whether or not the proposed project would prevent surface water from infiltrating into subterranean aquifers, the project is currently entirely vacant with no impervious surfaces. The proposed project would create impervious surface throughout the majority of the property, however, the project is subject to the County's Low Impact Development standards which would require design features to keep ground recharge and runoff levels equal to pre-construction levels. The applicant has prepared a Drainage Concept which concludes that no drainage impacts would be created with the implementation of project design features to capture water on-site.

The project site is currently developed, and is located in an urbanized area. There are no natural streams or waterways located on or near the project site. The proposed improvements would not alter the course of a stream or river whose path travels across or near the project site, would not substantially increase erosion or siltation, and would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. As the proposed project would be required to comply with all requirements of the Low-Impact Development Ordinance for managing and minimizing the amount of runoff leaving the project site, impacts would be reduced to a less than significant level. Therefore the proposed project would not exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The project is subject to County construction codes which would regulate post-construction runoff and would comply with requirements for applicable stormwater NPDES permits as needed.

The project site and surrounding area is urbanized and there are no areas of special biological significance existing in proximity to the project site for the proposed project contribute any point or nonpoint source pollutant discharges into. The proposed project would not use septic tanks or other private sewage disposal systems. Due to the project's use and scale, the project would not substantially degrade water quality.

The proposed project does not include a housing component within a 100-year flood hazard area. Regardless, the proposed project is not located within or in the vicinity of a 100-year flood hazard area.

The project site is located approximately 4,400 feet to the north of the nearest dam inundation area. The site is not located near the coast and therefore is not subject to tsunamis. The project site is not located within a landslide zone. Therefore the proposed structure will not be placed within any of these hazard areas.

11. LAND USE AND PLANNING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?	☐	☐	☐	☒
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	☐	☐	☒	☐
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	☐	☐	☒	☐
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed project includes twenty-five (25) affordable multi-family units and is surrounding mostly by developed properties. Thereby, the proposed project is an in-fill project within the surrounding community. The proposed project would develop an existing partially developed site, but would not disrupt or divide the existing pattern of development surrounding the project site. The proposed rental affordable housing project for very-low income individuals and families is compatible with other existing land uses along Whittier Boulevard. The apartments are a permitted use in the C-3 (Unlimited Commercial) Zone with a Conditional Use Permit. The project site is designated at CC (Community Commercial) in the East Los Angeles Community Plan, the project is also applying for a discretionary housing permit to allow for a density bonus under the Los Angeles County Zoning Code. As such, 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:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
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?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

13. NOISE

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

EVALUATION OF ENVIRONMENTAL IMPACTS:

The most common sources of noise in the project vicinity are transportation related noise sources, including automobiles and trucks. The project will be required to comply with LA County Noise standards. Operation of the proposed project is not expected to exceed the County's noise ordinance standards. Construction of the project would create a temporary period of noise to the surrounding neighborhood. However noise generated through construction would be regulated by Title 12, Chapter 12.08 of the County Code and be reduced to less than significant levels. The proposed project would not generate significant generation of excessive groundborne vibration or groundborne noise levels from operation once completed. The construction of the project would create a temporary period of significant groundborne vibration or groundborne noise levels for the adjacent properties. However noise generated through construction would comply with Title 12, Chapter 12.08 or the County Code. Compliance with these regulations would reduce groundborne vibration or groundborne noise levels to less than significant levels. The project is not located within the vicinity of an airport land use planning area. The project is not located within the vicinity of a private airstrip.

14. POPULATION AND HOUSING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed project would increase housing options and potentially population growth but not beyond the expected increase already projected. According to growth projections for the Unincorporated Los Angeles County area, the Gateway planning area population is expected to increase by 11 % by 2035 (from 129,247 to 149,829).

Currently, the site is developed with vacant commercial structures. No people would be displaced by the proposed project as there are none currently living at the site. The proposed project involves the construction of 25 new dwelling units. The LA County General Plan estimates an average of persons per household in the unincorporated area at 3.85 for multi-family housing. Using this rate, the proposed project would accommodate approximately 96.25 persons. According to the Los Angeles County 2008 Housing Element, the most recent Regional Housing Needs Assessment (RHNA) allotment for the County Unincorporated areas is 57, 176 units from 2008 through 2014 of which 14,425 and 9,073 units shall be affordable to extremely very low and low income household respectively. The proposed project will account for less than 1% of the overall number of units needed to meet the projected affordable housing need of 57,176 units. Therefore, the population and housing impacts of the proposed project will be less than significant.

15. PUBLIC SERVICES

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

Fire suppression services in unincorporated Los Angeles County are provided by the Los Angeles County Fire Department (LACoFD), which has 21 battalions providing services to the whole of the unincorporated County. Development in the unincorporated areas must comply with the requirements of the Fire Code (Title 32), which provides design standards for all development in the unincorporated County. Development must also comply with standards for response times between fire stations and the project site. These times are: 5 minutes or less for projects in urban areas, 8 minutes or less for projects in suburban areas, and 12 minutes or less for projects in rural areas.

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

In Los Angeles County, parks are operated and maintained by the Department of Parks and Recreation. As of 2010, there were approximately 153 recreational facilities managed by the Department of Parks and Recreation totaling approximately 65,528 acres of recreation and open space. The Los Angeles County General Plan, Regional Recreation Areas Plan, provides the standard for the allocation of parkland in the unincorporated county. This standard is four acres of local parkland per 1,000 residents and six acres of regional parkland per 1,000 residents. For subdivision projects, the Quimby Act permits the County, by ordinance, to require the dedication of parkland or the payment of an in-lieu fee to achieve the parkland-to-population ratio sought in the General Plan. Further, as a condition of a zone change approval, General

Plan amendment, or Specific Plan approval, the County may require the applicant pursuing the subdivision to dedicate and/or improve land according to the following General Plan standards. This requirement is justified as long as an appropriate nexus between the proposed project and the dedication can be shown.

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

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

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

The project site is located in the Southeast Library Planning Area and therefore would require a $20,750 (830 x 25) library mitigation fee.

16. RECREATION

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

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Los Angeles County General Plan standard for the provision of parkland is four acres of local parkland per 1,000 residents of the population in the County's unincorporated areas, and six acres of regional parkland per 1,000 residents of the County's total population.

17. TRANSPORTATION/TRAFFIC

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

EVALUATION OF ENVIRONMENTAL IMPACTS:

The project site is located in an urbanized area which is fully serviced by public utilities, including sewer system. The project would connect to the County of Los Angeles Sanitation District sewer system and has obtained a will-serve letter from that department to that effect.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Department of Regional Planning

Aerial Image (2011)

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Feet

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Photo Key Map
Bonnie Beach
SITE
CC
Whittier Blvd
30 m
100 ft
1
2
3
4
5
6
7
8
9
10
11
12

1. Whittier Blvd Street Frontage

2. Subject site Whittier street fronatge

3. Whittier Blvd looking easterly toward Bonnie Beach

4. Looking Westerly on Whittier from Bonnie Beach

5. Bonnie Beach frontage looking south from alley

6. Bonnie Beach frontage

7. Bonnie BEach frontage looking north from intersection

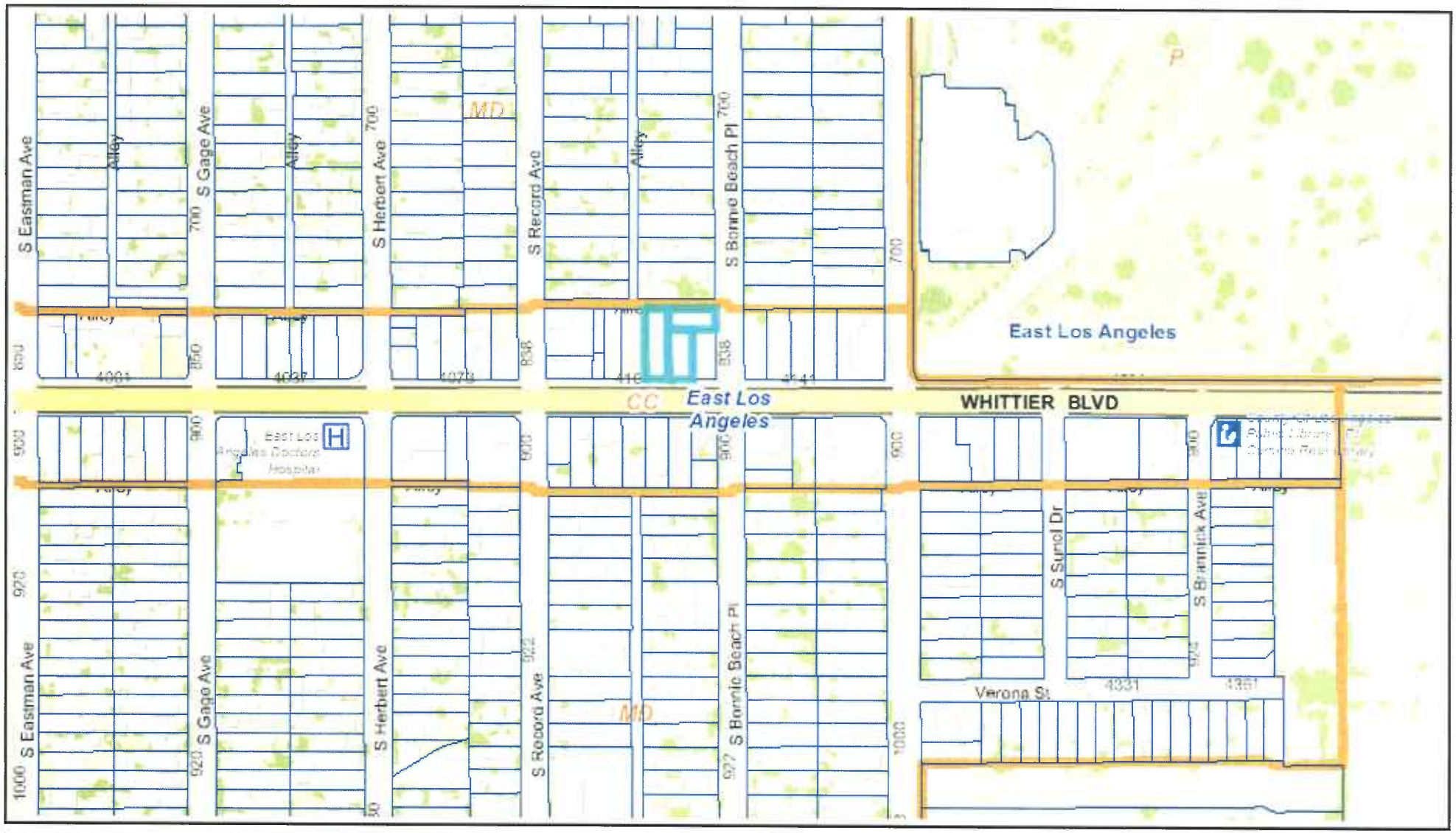
8. Looking westerly from north east corner of Bonnie Beach and Whittier

9. Whittier Blvd facing ease

10. Alley Looking west

11. Alley Looking east

12. Subject site looking from alley frontage



Department of Regional Planning

Land Use (ELA Community Plan)

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Department of Regional Planning

Zoning

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