

# Hearing Officer Transmittal Checklist

Hearing Date  
03/19/2013  
Agenda Item No.  
7

Project Number: R2012-02805-(2)  
Case(s): Housing Permit No. 201200006  
Planner: Tyler Montgomery

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

Reviewed By: 



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

**PROJECT NUMBER**

R2012-02805-(2)

**HEARING DATE**

3/19/2013

**REQUESTED ENTITLEMENTS**

RHSG 201200006

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Logan's Plaza, LP

**MAP/EXHIBIT DATE**

11/21/2012

**PROJECT OVERVIEW**

The applicant seeks a discretionary housing permit to add two additional very low-income affordable housing units to an existing 59-unit affordable housing apartment complex for senior citizens. Two existing storage units would be converted into dwelling units. This would result in a total of 61 units. The increase in density by an additional two units is subject to a discretionary housing permit because it exceeds, by more than 50 percent, density allowed by the land use designation of 12 units per gross acre. A total of 43 parking spaces is provided on the project site, which exceeds the required standard of 39 spaces.

**LOCATION**

2019-2039 East 122<sup>nd</sup> Street, Willowbrook

**ASSESSORS PARCEL NUMBER(S)**

6150-006-034

**SITE AREA**

2.19 gross acres

**GENERAL PLAN / LOCAL PLAN**

Countywide General Plan

**ZONED DISTRICT**

Willowbrook-Enterprise

**LAND USE DESIGNATION**

"2"—Low/Medium Density Residential

**ZONE**

R-3 (Limited Multiple Residence)

**PROPOSED UNITS**

2 additional (61 total)

**MAX DENSITY/UNITS**

12 units/acre

**COMMUNITY STANDARDS DISTRICT**

Willowbrook CSD

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 3 Categorical Exemption-Small Structures

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.2850 (housing permit burden of proof requirements)
  - 22.44.125 (Willowbrook CSD requirements)
  - 22.24.300--330 (R-3 Zone development standards)

**CASE PLANNER:**

Tyler Montgomery

**PHONE NUMBER:**

(213) 974-6462

**E-MAIL ADDRESS:**

TMontgomery@planning.lacounty.gov



## ENTITLEMENT REQUESTED

- A housing permit to add two (2) additional very low-income affordable housing units to an existing 59-unit affordable housing apartment complex for senior citizens. This would result in a total of 61 units on 2.19 acres. The addition of two units would increase density by 133 percent over the density allowed by the General Plan "Low/Medium Density Residential" area land use limit of 12 units per gross acre. While the existing 59 units were legally established before the adoption of this limit, an additional two units would exceed the maximum density bonus of 50 percent allowed through an administrative housing permit. Therefore, the increase in density bonus is being requested through a discretionary housing permit pursuant to County Code Section 22.52.1880, which requires a public hearing.

## PROJECT DESCRIPTION

The applicant, Logan's Plaza LP, seeks a discretionary housing permit to add two additional very low-income affordable housing units to an existing 59-unit affordable housing apartment complex for senior citizens. Two existing storage units would be converted into dwelling units. The resulting total of 61 units on 2.19 acres would result in a density of 27.9 dwelling units per gross acre. This would be an increase of 133 percent over the allowed land use designation limit of 12 units per gross acre. No other alterations to the facility would occur. The project site is located at 2019-2039 East 122<sup>nd</sup> Street in the Willowbrook-Enterprise Zoned District within the Willowbrook Community Standards District ("CSD") of unincorporated Los Angeles County.

## SITE PLAN DESCRIPTION

The site plan depicts the existing senior citizen apartment complex on 2.19 gross acres, which includes a 2,193-square-foot community building surrounded by open space and five two-story apartment buildings with building footprints of 2,108 square feet, 2,808 square feet, 3,341 square feet, 4,270 square feet and 6,055 square feet, respectively. The community building and the smallest of the apartment buildings are one story and have a maximum height of 19 feet above grade, while the four remaining apartment buildings are two stories and have maximum heights of 23 feet above grade. A 43-space paved parking lot is located on the western portion of the property. Two of these spaces are reserved for the handicapped.

The community room contains amenities such as a television lounge, laundry room, and on-site office. The existing apartment complex contains 59 dwelling units, 57 of which are one-bedroom units, one of which is a two-bedroom unit, and one of which is a three-bedroom unit. The applicant proposes converting two storage units to two additional dwelling units. One of the storage units is located on the first floor of the 3,341-square-foot (northeastern) building and would be converted into a two-bedroom unit, while the second storage unit is located on the second floor of the 6,055-square-foot (western) building and would be converted into a studio unit. The resulting apartment complex would have a total of 61 dwelling units.

## **EXISTING ZONING**

### **Subject Property**

The project site is located in the R-3 (Limited Multiple Residence) Zone.

### **Surrounding Properties**

Surrounding properties within 500 feet of the subject property are zoned as follows:

North: R-3; R-2-DP (Two Family Residence, Development Program)

South: R-1 (Single Family Residence)

East: R-3

West: R-3

## **EXISTING LAND USES**

### **Subject Property**

The project site is developed with a 59-unit affordable senior citizen apartment complex.

### **Surrounding Properties**

Surrounding properties within 500 feet of contain the following uses:

North: Single-family residences, apartments, condominiums

South: Single-family residences, apartments

East: Apartments, Metro Blue Line right-of-way

West: Single-family residences, apartments

## **PREVIOUS CASES/ZONING HISTORY**

The project site was originally zoned R-1 (Single Family Residence) upon adoption of Ordinance 3261 by the Board of Supervisors on August 4, 1938, which established the Willowbrook-Enterprise Zoned District.

The zoning of the project site was changed to R-3-30U-DP (Limited Multiple Residence, Development Program—30 Dwelling Units per Acre Maximum Density) by Zone Change 5990, which was adopted by the Board of Supervisors on November 27, 1973. The intention of this zone change was to allow for development of a 61-unit affordable senior citizen apartment complex, upon adoption of a conditional use permit (“CUP”) establishing a development program. However, there was no subsequent application for a CUP.

The zoning of the project site was again changed to R-3 (Limited Multiple Residence) upon adoption of Ordinance 11689 by the Board of Supervisors on April 4, 1978. This zone allows a maximum density of 30 dwelling units per acre by right. The existing apartment complex was subsequently permitted for 61 units in 1979. At some point between 1979 and 1994, two of these dwelling units were converted into storage units.

While the zoning of the subject property remains R-3, the project’s underlying General Plan land use designation was changed to Low/Medium Density Residential upon adoption of the Willowbrook CSD by the Board of Supervisors in 1994 (Ordinance 94-0019). This restricts residential densities to a maximum of 12 dwelling units per gross acre. While the existing 59-unit apartment complex became legally nonconforming at

this time, an increase in the number of dwelling units is no longer allowed by right. Therefore, the applicant is requesting a discretionary housing permit to convert the existing storage units back to dwelling units, which effectively results in a 133 percent density bonus.

### **ENVIRONMENTAL DETERMINATION**

Los Angeles County ("County") Staff recommends that this project qualify for a Categorical Exemption (Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines, as the proposed project is the conversion of existing small structures from one use to another with only minor modifications made to exterior surfaces. Therefore, staff recommends that the Hearing Officer determine them to be categorically exempt from CEQA.

### **STAFF EVALUATION**

#### General Plan Consistency

The project site is located within the "Low/Medium Density Residential" land use designation of the Countywide General Plan. This designation is intended primarily for residential uses with densities between 6 and 12 dwelling units per gross acre. The resulting density of the senior housing complex, as proposed, would be 27.9 dwelling units per gross acre, which is above this limit.

The applicant is requesting a discretionary housing permit to permit a total of 61 dwelling units on the 2.19-acre project site—a density bonus of 133 percent. This is consistent with the provisions of Chapter 22.56, Part 18 of the County 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. The project is designated for very low-income senior citizen housing. Therefore, the project is consistent with the goals and objectives of the Los Angeles County General Plan policies and goals on affordable housing and with the criteria for a discretionary housing permit.

In addition, the Land Use Element of the Los Angeles County General Plan states the following:

*"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 policy 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. In addition, while not currently in effect, land use designation for the project site is currently proposed to be changed to "H30—Residential 30" as part of the ongoing General Plan update process. This designation would allow for medium-scale multifamily residences with a maximum density of 30 dwelling units per *net* acre, which would be consistent with the project's proposed density of 29 dwelling units per net acre.

#### Zoning Ordinance and Development Standards Compliance

Apartment buildings are allowed by right within the R-3 Zone (County Code Sec. 22.20.260). The R-3 Zone also proscribes a maximum density of 30 dwelling units per *net* acre. As proposed, the apartment complex would have a density of approximately 29 dwelling units per net acre. Because the existing structures were legally constructed are not proposed to expand in height or floor area, they are not required to conform to the height limit and setback standards of the R-3 Zone. Regardless, the existing facility would comply with these standards.

Section 22.52.1210 of the County Code determines parking requirements for senior citizen housing complexes. One-half parking space, covered or uncovered, is required for each dwelling unit, and an additional designated guest parking space is required for every eight dwelling units. The 61 dwelling units proposed for the project site, then, would require a total of 39 on-site parking spaces, eight of which must be reserved for guests. The existing facility provides a total of 43 parking spaces, nine of which are reserved for guests. Residential facilities are not required by the County Code to provide handicapped parking spaces, although two are provided at the existing facility. Therefore, the project, as proposed, would conform to all applicable parking standards.

The Willowbrook CSD requires that a minimum of 20 percent of lot area in the R-3 Zone be developed with landscape or hardscape. The proposed site plan indicates that approximately 35 percent of the lot area is currently landscaped. Therefore, this standard would be met. As the applicant does not propose any expansion to the height or floor area of existing structures, no other CSD standards would apply to the project.

#### Neighborhood Impact/Land Use Compatibility

The conversion of two storage units into affordable housing units for senior citizens is unlikely to adversely affect the health, peace, comfort or welfare of surrounding residents, be detrimental to surrounding properties, or create a hazard to public health, safety, or general welfare. The project would involve interior renovations only, and the overall floor area of the senior apartment complex would not be expanded. The Los Angeles County departments of Fire and Public Works were also consulted regarding the project and determined that, due to the small-scale nature of the improvements, no further review or conditions were required. Therefore, the addition of two dwelling units to an existing 59-unit apartment complex is unlikely to adversely affect surrounding properties in any noticeable way. In addition, staff has received no objections to the project from the public.

The facility would comply with all applicable development standards for the R-3 Zone, the Countywide General Plan, and the Willowbrook CSD. The project site is also adequately served by East 122<sup>nd</sup> Street, a local collector road that connects to Willowbrook Avenue to the east and Wilmington Avenue, a four-lane divided highway, to the west. The Department of Public Works has reviewed the proposal and determined that no additional street improvements are needed. In addition, the number of additional trips generated by two additional senior citizen apartments would be minimal. The existing 45 on-site parking spaces would also be adequate, per County standards, to accommodate the resulting 61-unit senior apartment complex.

The proposed project at the location proposed has been designed to be complementary to the surrounding area in terms of land use patterns and design, as the entire project site is made up of affordable senior apartments, and no exterior changes or floor area expansion are being proposed. The proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs. Willowbrook and surrounding communities have a need for quality affordable housing, and the existing senior apartment complex has a history of providing it. Its expansion, then, would increase the supply of such housing.

#### Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.2820 of the County Code. The Burden of Proof statements with the applicant's responses are attached. Staff is of the opinion that the applicant has met the burden of proof for the housing permit.

#### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

Representatives from the Los Angeles County departments of Fire and Public Works were consulted by e-mail regarding this project. Representatives from both departments indicated that, due to the small nature of the conversions being requested, further review was not necessary.

#### **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 postings, library posting and DRP website posting.

#### **PUBLIC COMMENTS**

Staff has not received any public comments regarding these projects.

#### **FEES/DEPOSITS**

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

**STAFF RECOMMENDATION**

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

Staff recommends **APPROVAL** of Housing Permit No. 201200006 subject to the attached conditions.

**SUGGESTED APPROVAL MOTIONS**

I hereby close the public hearing, find that each project is categorically exempt pursuant to CEQA reporting requirements and **APPROVE** Housing Permit No. 201200006 subject to the attached Findings and Conditions of Approval.

Prepared by Tyler Montgomery, Regional Planning Assistant II  
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West

- Attachments:  
Draft Findings  
Draft Conditions of Approval  
Applicant's Burden of Proof statements  
Site Photographs  
GIS Map  
Site Plans, Elevations

MK:TM  
03/07/13

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-02805-(2)  
HOUSING PERMIT NO. 201200006**

1. **ENTITLEMENT REQUESTED.** Pursuant to County Code Part 16 of Chapter 22.56, the applicant, Logan's Plaza LP, is requesting housing permit to add two (2) additional very low-income affordable housing units to an existing 59-unit affordable housing apartment complex for senior citizens. This would result in a total of 61 units on 2.19 acres, which would be a density increase of 133 percent over the General Plan "Low/Medium Density Residential" area land use limit of 12 units per gross acre. This density bonus request for an affordable housing development exceeds the maximum density bonus of 50 percent that would be allowed through an administrative housing permit. Therefore, a greater density bonus is being requested through a discretionary housing permit.
2. **HEARING DATE.** March 19, 2013.
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.**
4. **PROJECT DESCRIPTION.** The applicant seeks a discretionary housing permit to add two additional very low-income affordable housing units to an existing 59-unit affordable housing apartment complex for senior citizens. The resulting total of 61 units on 2.19 acres would result in a density of 27.9 dwelling units per gross acre. This would be an increase of 133 percent over the allowed land use designation limit of 12 units per gross acre. Two existing storage units would be converted into dwelling units. No other alterations to the facility would occur.
5. **LOCATION.** The project site is located at 2019-2039 East 122<sup>nd</sup> Street in the Willowbrook-Enterprise Zoned District within the Willowbrook Community Standards District ("CSD") of unincorporated Los Angeles County.
6. **SITE PLAN DESCRIPTION.** The site plan depicts the existing senior citizen apartment complex on 2.19 gross acres, which includes a 2,193-square-foot community building surrounded by open space and five two-story apartment buildings with building footprints of 2,108 square feet, 2,808 square feet, 3,341 square feet, 4,270 square feet and 6,055 square feet, respectively. The community building and the smallest of the apartment buildings are one story and have a maximum height of 19 feet above grade, while the four remaining apartment buildings are two stories and have maximum heights of 23 feet above grade. A 43-space paved parking lot is located on the western portion of the property. Two of these spaces are reserved for the handicapped.
7. **EXISTING ZONING.** The project site is located in the R-3 (Limited Multiple Residence) Zone. Surrounding properties within 500 feet are zoned R-3, R-1 (Single Family Residence) and R-2-DP (Two Family Residence, Development Program).

8. **EXISTING LAND USES.** The project site is developed with a 59-unit affordable senior citizen apartment complex. Surrounding properties within 500 feet consist of single-family and multiple-family residences and apartments. The Metro Blue Line light rail right-of-way is located approximately 550 feet to the east.
9. **PREVIOUS CASES / ZONING HISTORY.** The project site was originally zoned R-1 (Single Family Residence) upon adoption of Ordinance 3261 by the Board of Supervisors on August 4, 1938, which established the Willowbrook-Enterprise Zoned District.

The zoning of the project site was changed to R-3-30U-DP (Limited Multiple Residence, Development Program—30 Dwelling Units per Acre Maximum Density) by Zone Change 5990, which was adopted by the Board of Supervisors on November 27, 1973. The intention of this zone change was to allow for development of a 61-unit affordable senior citizen apartment complex, upon adoption of a conditional use permit (“CUP”) establishing a development program. However, there was no subsequent application for a CUP.

The zoning of the project site was again changed to R-3 (Limited Multiple Residence) upon adoption of Ordinance 11689 by the Board of Supervisors on April 4, 1978. This zone allows a maximum density of 30 dwelling units per acre by right. The existing apartment complex was subsequently permitted for 61 units in 1979. At some point between 1979 and 1994, two of these dwelling units were converted into storage units.

While the zoning of the subject property remains R-3, the project’s underlying General Plan land use designation was changed to Low/Medium Density Residential upon adoption of the Willowbrook CSD by the Board of Supervisors in 1994 (Ordinance 94-0019). This restricts residential densities to a maximum of 12 dwelling units per gross acre. While the existing 59-unit apartment complex became legally nonconforming at this time, an increase in the number of dwelling units is no longer allowed by right. Therefore, the applicant is requesting a discretionary housing permit to convert the existing storage units back to dwelling units, which effectively results in a 133 percent density bonus.

10. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the “Low/Medium Density Residential” land use designation of the Countywide General Plan. This designation is intended primarily for residential uses with densities between 6 and 12 dwelling units per gross acre. The resulting density of the senior housing complex, as proposed, would be 27.9 dwelling units per gross acre, which is above this limit.

The applicant is requesting a discretionary housing permit to permit a total of 61 dwelling units on the 2.19-acre project site—a density bonus of 133 percent. This is consistent with the provisions of Chapter 22.56, Part 18 of the County 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. The project is designated for very low-income senior citizen housing. Therefore, the project is consistent with the goals and objectives of the Los Angeles County General Plan policies and goals on affordable housing and with the criteria for a discretionary housing permit.

Increased density is supported by the General Plan policy 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.

11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Apartment buildings are allowed by right within the R-3 Zone (County Code Sec. 22.20.260). The R-3 Zone also proscribes a maximum density of 30 dwelling units per *net* acre. As proposed, the apartment complex would have a density of approximately 29 dwelling units per net acre. Because the existing structures were legally constructed are not proposed to expand in height or floor area, they are not required to conform to the height limit and setback standards of the R-3 Zone. Regardless, the existing facility would comply with these standards.
12. Section 22.52.1210 of the County Code determines parking requirements for senior citizen housing complexes. One-half parking space, covered or uncovered, is required for each dwelling unit, and an additional designated guest parking space is required for every eight dwelling units. The 61 dwelling units proposed for the project site, then, would require a total of 39 on-site parking spaces, eight of which must be reserved for guests. The existing facility provides a total of 43 parking spaces, nine of which are reserved for guests. Residential facilities are not required by the County Code to provide handicapped parking spaces, although two are provided at the existing facility. Therefore, the project, as proposed, would conform to all applicable parking standards.
13. The Willowbrook CSD requires that a minimum of 20 percent of lot area in the R-3 Zone be developed with landscape or hardscape. The proposed site plan indicates that approximately 35 percent of the lot area is currently landscaped. Therefore, this standard would be met. As the applicant does not propose any expansion to the height or floor area of existing structures, no other CSD standards would apply to the project.
14. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The conversion of two storage units into affordable housing units for senior citizens is unlikely to adversely affect the health, peace, comfort or welfare of surrounding residents, be detrimental to surrounding properties, or create a hazard to public health, safety, or general welfare. The project would involve interior renovations only, and the overall floor area of the senior apartment complex would not be expanded. The

Los Angeles County departments of Fire and Public Works were also consulted regarding the project and determined that, due to the small-scale nature of the improvements, no further review or conditions were required. Therefore, the addition of two dwelling units to an existing 59-unit apartment complex is unlikely to adversely affect surrounding properties in any noticeable way. In addition, staff has received no objections to the project from the public.

15. The facility would comply with all applicable development standards for the R-3 Zone, the Countywide General Plan, and the Willowbrook CSD. The project site is also adequately served by East 122<sup>nd</sup> Street, a local collector road that connects to Willowbrook Avenue to the east and Wilmington Avenue, a four-lane divided highway, to the west. The Department of Public Works has reviewed the proposal and determined that no additional street improvements are needed. The existing 45 on-site parking spaces would also be adequate, per County standards, to accommodate the resulting 61-unit senior apartment complex.
16. The proposed project at the location proposed has been designed to be complementary to the surrounding area in terms of land use patterns and design, as the entire project site is made up of affordable senior apartments, and no exterior changes or floor area expansion are being proposed. The proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs. Willowbrook and surrounding communities have a need for quality affordable housing, and the existing senior apartment complex has a history of providing it. Its expansion, then, would increase the supply of such housing.
17. **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, on-site posting, newspaper and DRP web page posting.
18. **PUBLIC COMMENTS.** No public comments were received regarding the project.

#### HOUSING PERMIT SPECIFIC FINDINGS

19. The project site is located within the "Low/Medium Density Residential" land use designation of the Countywide General Plan. This designation is intended primarily for residential uses with densities between 6 and 12 dwelling units per gross acre. The resulting density of the senior housing complex, as proposed, would be 27.9 dwelling units per gross acre, which is above this limit. The applicant is requesting a discretionary housing permit to permit 61 dwelling units on the 2.19-acre project site—a density bonus of 133 percent. This is consistent with the provisions of 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. Therefore, the proposed use will be consistent with the adopted general plan for the area.

20. The project would involve interior renovations only, and the overall floor area of the senior apartment complex would not be expanded. The Los Angeles County departments of Fire and Public Works were also consulted regarding the project and determined that, due to the small-scale nature of the improvements, no further review or conditions were required. Therefore, the addition of two dwelling units to an existing 59-unit apartment complex is unlikely to adversely affect surrounding properties in any noticeable way. In addition, staff has received no objections to the project from the public. Therefore, the requested use at the location proposed would not adversely affect persons or properties in the surrounding area.
21. The existing facility complies with all applicable development standards of the R-3 Zone and the Willowbrook CSD, including providing adequate on-site parking and landscaping. Therefore, the proposed site is adequate in size and shape to integrate said use with the uses in the surrounding area.
22. The project would also be adequately served by East 122<sup>nd</sup> Street, a local collector road that connects to Willowbrook Avenue to the east and Wilmington Avenue, a four-lane divided highway, to the west. The Department of Public Works has reviewed the proposal and determined that no additional street improvements are needed. In addition, the number of additional trips generated by two additional senior citizen apartments would be minimal.
23. The proposed project at the location proposed has been designed to be complementary to the surrounding area in terms of land use patterns and design, as the entire project site is made up of affordable senior apartments, and no exterior changes or floor area expansion are being proposed.
24. The proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs. Willowbrook and surrounding communities have a need for quality affordable housing, and the existing senior apartment complex has a history of providing it. Its expansion, then, would increase the supply of such housing.
25. **ENVIRONMENTAL DETERMINATION.** The project consists of interior renovations of existing structures, and no exterior alterations or additional floor area would be created. Therefore, the project qualifies for a Class 1—Existing Facilities—Categorical Exemption and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
26. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> 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 West Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:**

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

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 22.56.2820 of the Los Angeles County Code (Zoning Ordinance).

**HEARING OFFICER ACTION:**

- 1. The Hearing Officer has considered the Categorical Exemption for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
- 2. In view of the findings of fact and conclusions presented above, Housing Permit No. 201200006 is APPROVED subject to the attached conditions.

Action Date:

MK:TM  
03/07/13

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-02805-(2)  
HOUSING PERMIT NO. 201200006**

**PROJECT DESCRIPTION**

The project consists of a discretionary housing permit to add two additional very low-income affordable housing units to an existing 59-unit affordable housing apartment complex for senior citizens. The resulting total of 61 units on 2.19 acres would result in a density of 27.9 dwelling units per gross acre. This would be an increase of 133 percent over the allowed land use designation limit of 12 units per gross acre. Two existing storage units would be converted into dwelling units. The project is located at 2019-2039 East 122<sup>nd</sup> Street in the Willowbrook-Enterprise Zoned District within the Willowbrook Community Standards District ("CSD") of unincorporated Los Angeles County and is subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee has 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 until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 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. 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 \$200.00. 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 one inspection to occur three years after project approval. The inspection 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. 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.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
12. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
13. All development pursuant to this grant shall conform to the requirements of County Department of Public Works.
14. 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.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

15. 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 by May 20, 2013.
16. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

**PERMIT SPECIFIC CONDITIONS**

17. The permittee shall maintain no less than 39 parking spaces on the project site.
18. A maximum of 61 dwelling units shall be maintained on the project site. All dwelling units—with the exception of a manager's unit—shall be deed restricted as affordable for low-income and very-low-income senior citizens, as defined annually by the Department of Regional Planning in consultation with the California Department of Housing and Community Development.
19. The property and its landscaping shall be neatly maintained and free of debris, overgrown weeds, junk, and garbage. Dead or diseased plants shall be immediately replaced. A minimum of 20 percent of the net project area shall be maintained as landscaping.
20. 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.

MK:TM  
03/07/13



**CARGILL PLANNING  
& PRE-DEVELOPMENT SERVICES**

2019-2039 E. 122<sup>nd</sup> Street  
Discretionary Housing Permit Burden of Proof

1. *That the requested use at the location will not:*
  - a. *Adversely affect the health, peace, comfort, or welfare or persons residing or working in the surrounding area;*

The proposed project is to convert two existing storage areas into two additional affordable housing units, within an existing 59-unit affordable housing development for senior citizens. No physical improvements are proposed, except for interior remodeling.

The existing development was moved onto the site and was completed in 1979 as part of the Century Freeway Housing Project. These two storage spaces were originally constructed and used as dwelling units in their former location, but were converted to storage at the time that the buildings were relocated onto this site.

The proposed units will be developed as affordable housing for senior citizens and will not adversely affect the health, peace, comfort, or welfare or persons residing or working in the surrounding area;

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

The development of the site will not change. No physical improvements are proposed, only interior remodeling. No additional floor area is to be added. The proposed affordable housing units will not be detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site.

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

The proposed affordable housing units are to be designated for senior citizens and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

2. *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.*

No physical improvements are proposed. The existing development meets the requirements of Title 22. The existing affordable housing development site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features required to integrate the instant use with the other residential uses located in the surrounding area.

- 3. *That the proposed site is adequately served:*
  - a. *By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and*

122<sup>nd</sup> Street is a local street oriented east to west. It connects to Wilmington Avenue, located about 500 feet to the west, and to Willowbrook Avenue, located about 500 feet to the east. Wilmington Avenue is designated as a Major Highway. Willowbrook Avenue is designated as a Secondary Highway.

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

Bus service is available within walking distance and provides access to shopping and municipal services. Senior citizen residents are also served by Dial-A-Ride, which can pick them up and take them to specific locations, including the Metro Rail Blue Line station.

Local municipal bus lines provide service along 120<sup>th</sup> Street, and along Willowbrook Avenue and Wilmington Avenue via the Willowbrook Shuttle, the Compton Renaissance Transit System, and the Gardena Municipal Bus Lines. Metro Local bus line 205 provides service north to south along Wilmington Avenue, and line 202 provides service north to south along Willowbrook Avenue.

The Metro Rail Blue Line also provides service north to south along Willowbrook Avenue. The nearest rail station is located about a mile to the north at the Imperial Station, at the intersection of the Metro Rail Blue Line with the 105 Century Freeway and the Metro Rail Green Line.

- 4. *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 existing 59 unit affordable housing development for senior citizens was relocated to this site, and finalized on December 28, 1979, thirty-three years ago. 100 percent of the units are affordable to very low income senior citizens. The subject property has 2.19 gross acres and is currently developed at a density of 27 units per acre. The two-story development has been designed to incorporate the yards, walls, fences, parking facilities,

landscaping and other development features to integrate the affordable housing for seniors with surrounding residential uses.

At the time that the work was finalized, back in 1979, the zoning was R-3-DP, which allowed multiple-family development up to a density of 30 units per gross acre. Later, the Willowbrook Community Standards District was adopted, and the General Plan designation was changed to Category 2, which currently permits a maximum density of 12 units per gross acre.

The project site has been designed to be complimentary to and consistent with the surrounding residential area. Another 60-unit affordable housing development for senior citizens is located immediately adjacent to the west, and was moved onto the site by the same housing developer, WLCAC. A 48-unit development is located further to the west. The zoning at the time was also R-3-DP.

The new Willowbrook Community Plan is being prepared by DRP staff. It shows the subject parcel as located within an area proposed for a change, to increase the Plan density to H-30, which will again allow multiple-family residential development up to 30 units per gross acre.

Several of the properties along the south side of 122<sup>nd</sup> Street across the street to the west are single-family dwellings. These were also moved onto the site by the same housing developer, WLCAC as part of the Century Freeway Project. These single-family dwellings are now more consistent with the Category 2 density of 12 units per acre.

The surrounding land use pattern within this block along the north side of 122<sup>nd</sup> Street is consistent with the medium density development of up to 30 units per gross acre. Twelve of the thirteen parcels along this block face are developed as multiple-family housing. One parcel remains as single-family. Multiple-family density along this block ranges from 11 units per gross acre to 44 units per gross acre. The average density for these thirteen parcels is 21.4 units per acre.

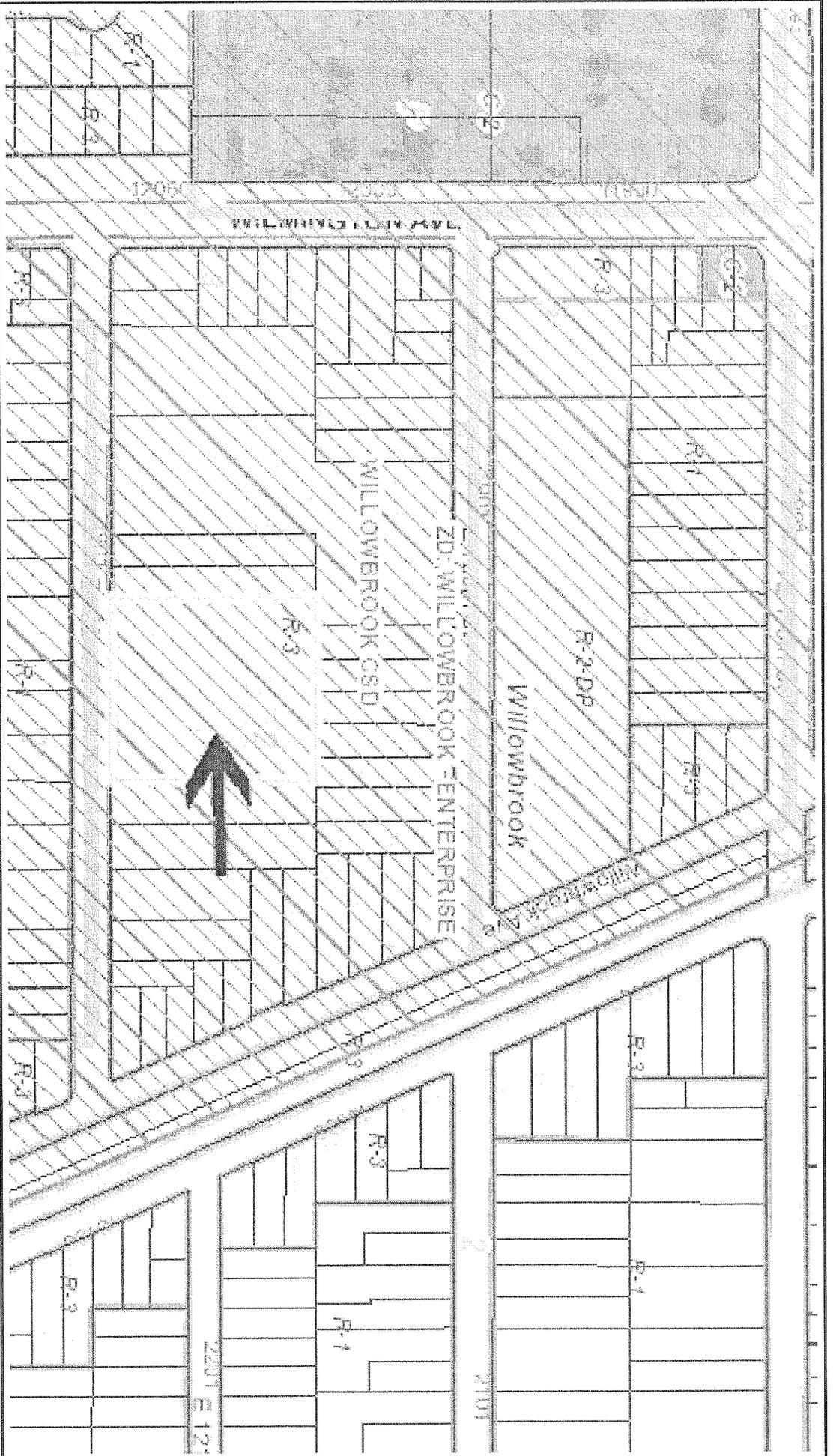
With 2.19 gross acres, the property could accommodate 65 units, based on a density of 30 units per gross acre. The current Category 2 designation would allow 26 units, where 59 units currently exist. A density increase of 133 percent over the base density will be necessary to allow for 61 units. This would be equivalent to 28 units per gross acre for the project site.

The proposed development would be complimentary to the surrounding land use patterns and design.

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

The proposed project will further the general welfare of the surrounding community by providing additional housing opportunities, affordable to very low-income senior citizens. This development currently has a 600-person waiting list for senior housing. So there is an acute need for affordable senior housing within this community.

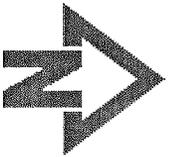
Refurbishing of these two additional units is already funded through a 4-percent tax credit program that provides for renovation of the entire development with new plumbing and electrical, and new cabinets and appliances for all of the units. Therefore, the subject affordable housing development, including the proposed two additional housing units, will be viable in terms of continuing availability to meet such housing needs.



# GIS Map

**R2012-02805-(2) / RHSG 201200006**

Printed: Mar 07, 2013



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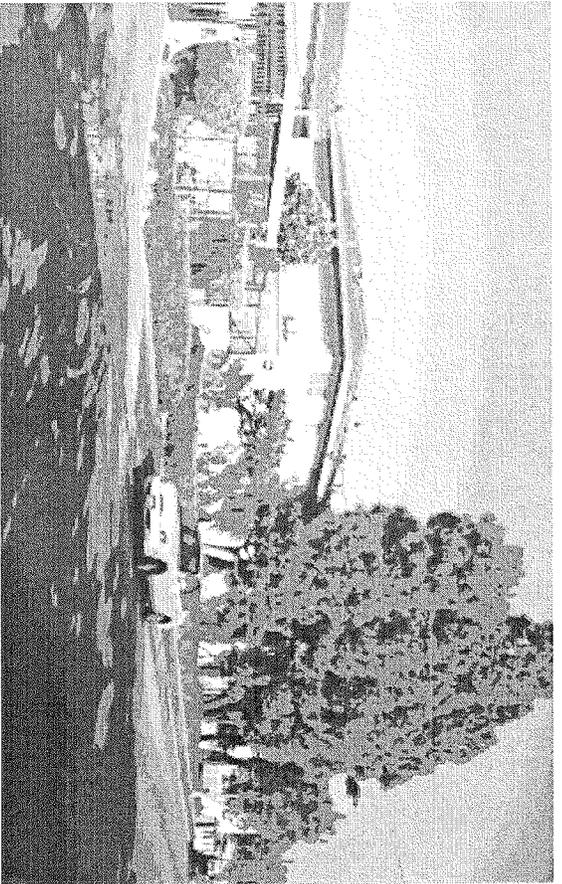




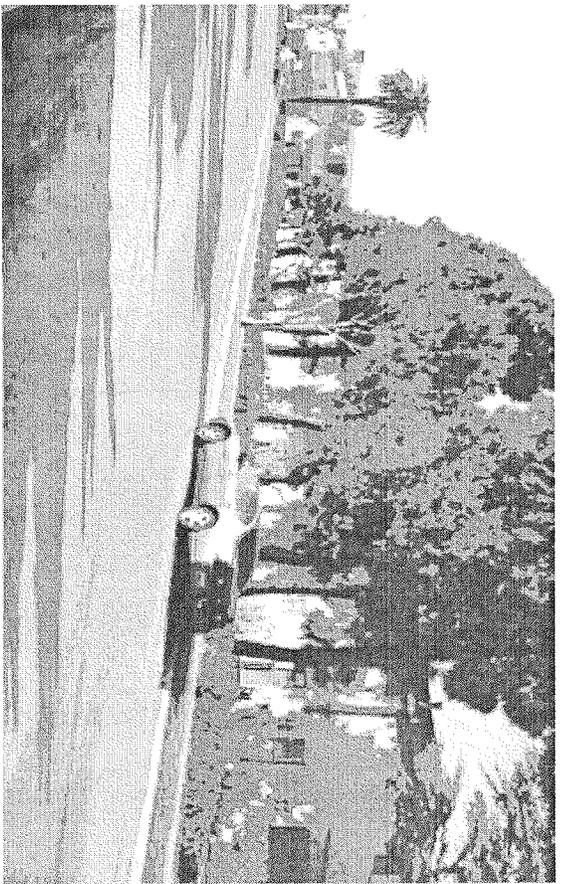
1. View northeast showing project site

Logan's Plaza  
2019-2039 East 122<sup>nd</sup> Street

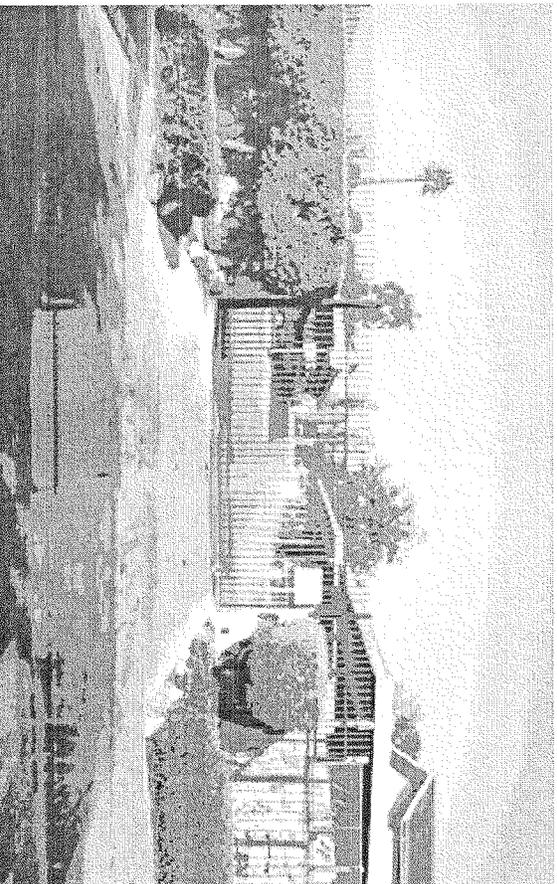
Discretionary Housing Permit per  
22.52.1880 to allow a 133% density increase  
to add 2 additional very-low income  
affordable housing units, for 61 total units.



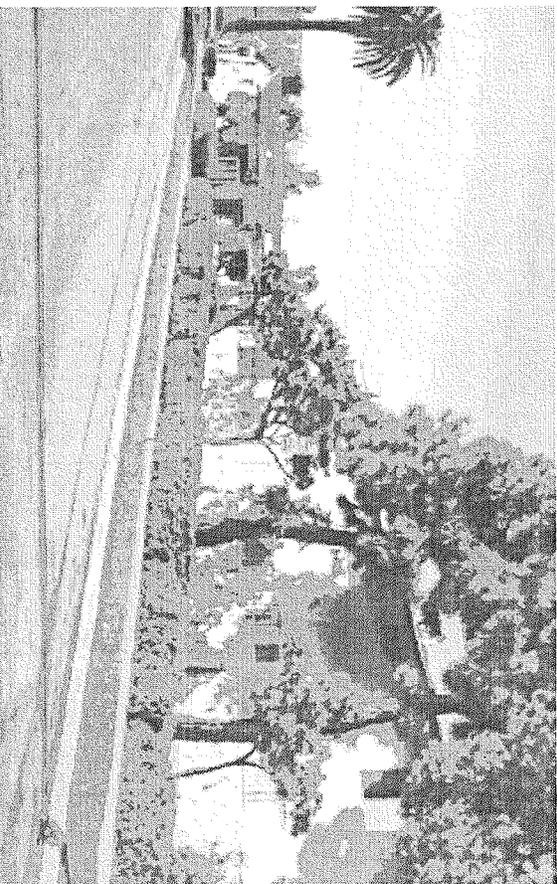
2. View northeast showing project site.



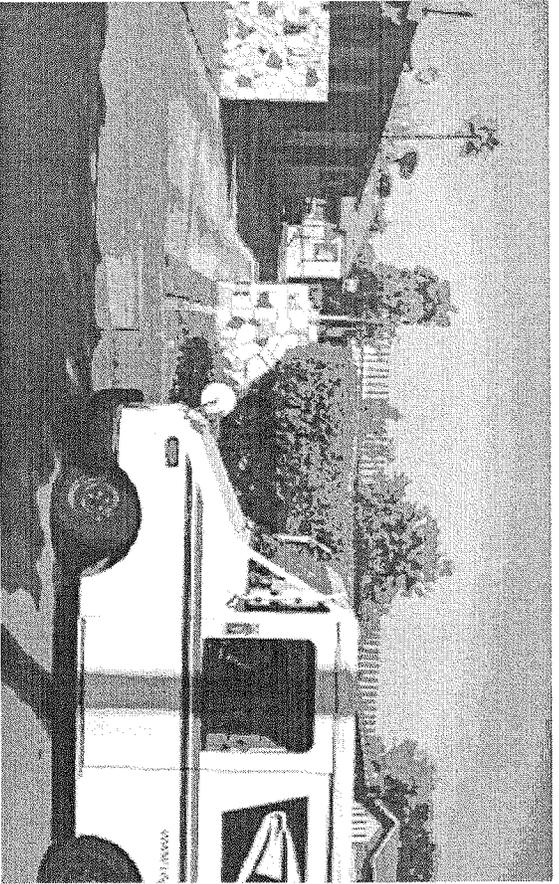
3. View northwest showing project site.



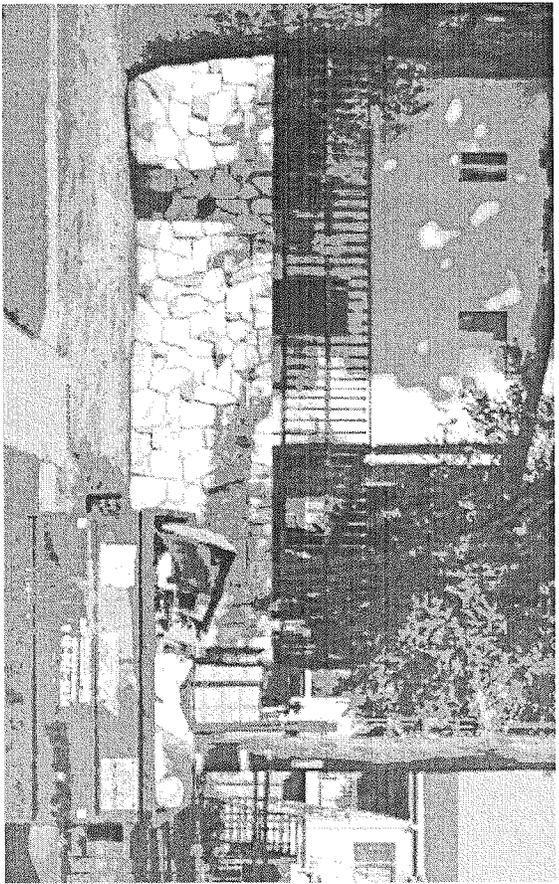
4. View north showing driveway and parking area behind security gate.



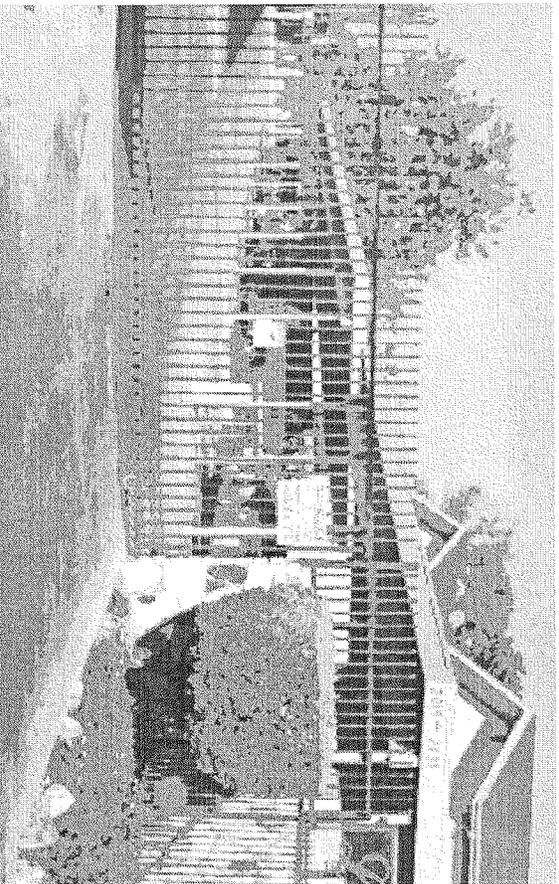
5. View northwest showing front yard landscaping.



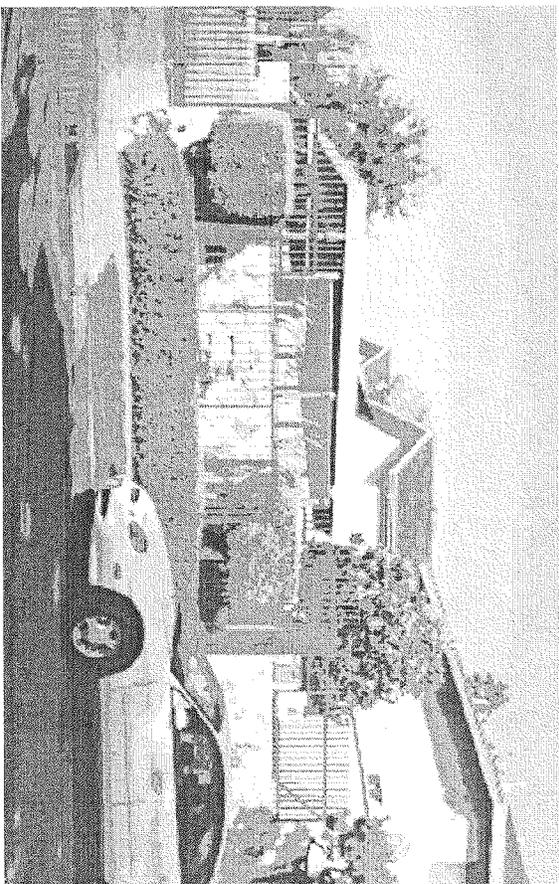
6. View north along west property line.



7. View north along east property line.



8. View showing covered parking.



9. View showing pedestrian entry gate.