



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

July 21, 2015

Richard J. Bruckner
Director

David Reid
9638 Broadway Avenue
Temple City, CA 91780

**REGARDING: PROJECT NO. R2014-02586-(5)
CONDITIONAL USE PERMIT NO. 201400123
5150 FARNA AVENUE (8572-028-017 AND 8572-028-800)**

Hearing Officer John Calas, by his action of **July 21, 2015**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **August 4, 2015**. **Appeals must be delivered in person.**

Appeals: To file an appeal, please contact:
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Michele Bush of the Zoning Permits East Section at (213) 974-6435, or by email at mbush@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Michele R. Bush
Maria Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: DPW (Building and Safety); Zoning Enforcement

MM:MRB

**FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02586-(5)
CONDITIONAL USE PERMIT NO. 201400123**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400123 ("CUP") on July 21, 2015.
2. The permittee, Kare Youth League ("permittee"), requests the CUP to authorize the continued operation, maintenance and future expansion of a private neighborhood youth recreation facility and private school grades 6-12, as previously established through Conditional Use Permit (CUP 99-090-(5)). The previously approved CUP allows for the growth of Kare Youth League program members up to 750, and the growth of Rio Hondo Preparatory School students up to 250. No modification is proposed as a part of this request, ("Project") on a property located at 5150 Farna Avenue in the unincorporated community of South Monrovia Islands ("Project Site") in the R-1-6,000 (Single-Family Residence-6,000 sf minimum lot) zone pursuant to Los Angeles County Code ("County Code") section 22.20.100.
3. The Project Site is 5.8 acres in size and consists of two legal lots. The Project Site is irregular in shape with gentle-sloping topography downward toward the southwest and is developed with a private neighborhood recreation facility and a private school.
4. The Project Site is located in the South Arcadia Zoned District and is currently zoned R-1-6,000.
5. The Project Site is located within the P – Public and Semi-Public Facilities land use category of the Countywide Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: R-1 (Single-Family Residence)
 - South: R-1-6,000
 - East: City of Arcadia
 - West: R-1
7. Surrounding land uses within a 500-foot radius include:
 - North: Single-Family Residential
 - South: Single-Family Residential and Flood Control Channel
 - East: Open Space Recreational and Flood Control Channel
 - West: Single-Family Residential
8. Previous zoning cases on the subject property include, Conditional Use Permit (CUP) No. 217 for a minor expansion of a non-conforming school and athletic field, approved in December 1972; CUP 1174 for the continuance and expansion of the

school and youth sports facility and programs, approved in January 1980; CUP 2128 for the continuation of the youth programs and the development of a master plan for the expansion of the school, approved in June 1984. Conditional Use Permit 2128 approved the continuation of the youth programs for 15 years, expiring in June 1999, and the continuation of the school for 30 years, expiring in June 2014.

A public hearing was held on June 20, 2000, during which the Hearing Officer approved Conditional Use Permit 99-090-(5) to authorize the continued operation and maintenance of a private neighborhood recreation facility and a private school with modifications to the master plan for the private school. The CUP for the Kare Youth League expired on June 20, 2015. The CUP for the Rio Hondo Preparatory School will expire on June 20, 2030.

9. The site plan for the Project depicts the 5.8-acre site developed with a neighborhood recreation facility (Kare Youth League) which includes three grass sports fields, basketball courts and a gymnasium. The site plan also depicts six classroom buildings which are used by both the Kare Youth League and the private school (Rio Hondo Preparatory School). Southern California Water Company has a 1,000,000 gallon water tank on the parcel, with a ten-foot high chain link fence surrounding it, 156 parking spaces are depicted throughout the development.
10. The Project Site is accessible via Farna Avenue to the north. Ingress and egress to the Project site is provided via two driveways off of Farna Avenue.
11. Portions of the overall Project Site are located within the Cities of El Monte and Arcadia. For the purposes of determining the number of required parking spaces, in the previously approved Conditional Use Permit, the applicant was allowed to use the City of Arcadia's parking regulations as the auditorium/gymnasium, which is the largest room used for public assembly, is located in their jurisdiction. The City of Arcadia's parking requirement is one standard parking space for every 35 square-feet of area with non-fixed seating. The auditorium has 5,000 square-feet available for seating, which would require 143 parking spaces. The site is developed with 156 parking spaces, of which four are accessible. There are two grass fields available for overflow parking when large events are held at the main sports field. The two grass fields provide an additional 135 parking spaces, of which four are accessible. Parking will remain as previously approved.
12. Based on a letter from the County of Los Angeles Department of Public Works, dated April 2, 2015, Public Works recommends approval of this CUP and has recommended conditions of approval, which are included with the Project's conditions.
13. Based on a letter from the County of Los Angeles Fire Department, Fire Prevention Division, dated February 27, 2015, the Fire Department recommends clearance of this project to proceed to public hearing and has recommended conditions of approval, which are included with the Project's conditions.

14. Based on a letter from the County of Los Angeles Department of Public Health, Environmental Health Division, date February 9, 2015, Public Health recommend approval of this CUP and has recommended conditions of approval, which are included with the Project's conditions.
15. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued operation of an existing private neighborhood youth recreation facility and private school, with negligible or no expansion of use beyond that which was previously approved and is existing.
16. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
17. Staff received four emails in support of the project, from area residents.
18. A duly noticed public hearing was held on July 21, 2015 before Hearing Officer John Calas. The applicant's representative, Martin John, was present to answer questions regarding the project. The Hearing Officer asked for clarification on condition of approval number 22, regarding patrons parking on streets in the surrounding neighborhood and how the condition is enforced. The applicant's rep provided clarification to the Hearing Officer's satisfaction. Dan Kirby also spoke in support of the project. There being no further testimony, the Hearing Officer closed the public hearing and approved the project.
19. The Hearing Officer finds that the Project is consistent with the goals and policies of the Countywide Land Use Plan. The subject property is located within the P (Public and Semi-Public Facilities) land use category. This designation allows for major existing and proposed public and semi-public uses which include airports and other major transportation facilities, solid and liquid waste disposal sites, utilities, public buildings, public and private educational institutions, religious institutions, hospitals, detention facilities and fairgrounds. This classification provides for the continued operation, expansion and construction of new facilities, as necessary, to serve current and future County residents. The proposed project is a continuation of such use.
20. The Hearing Officer finds that the Project is consistent with the Zoning Code. Pursuant to Los Angeles County Code Section 22.20.100, schools, through grade 12 and neighborhood recreation facilities with appurtenant facilities are allowed in the R-1 zone, provided a Conditional Use Permit has first been obtained.
21. The Hearing Officer finds that the Project will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area or be materially detrimental to the use, enjoyment or valuation of property of other persons

located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. Kare Youth League positively promotes the health, peace, comfort and welfare of the community by engaging in character building programs that promote community welfare and service above self. The continued use of the site has not adversely affected the health, peace, comfort or welfare of the surrounding single-family residences. Kare Youth League, formerly Boys Christian League (BCL), began in 1931 in Pasadena and moved to the current Project Site in 1951. Kare Youth League was located on the current site prior to the development of the surrounding area. The site has been and continues to be compatible with the surrounding community. There is no danger to public health or safety. At the request of the permittee, the County of Los Angeles installed a stop sign at the intersection nearest the property at Miloann Avenue and Farna Avenue, stopping cross traffic 135 feet from the driveway serving the site.

22. The Hearing Officer finds 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 Project requires 143 parking spaces. The site is developed with 156 parking spaces, of which four are accessible. There are two grass fields available for overflow parking when large events are held at the main sports field. The two grass fields provide an additional 135 parking spaces, of which four are accessible. Parking will remain as previously approved. The Kare Youth League has been located on the current site for more than 60 years. The use of the site is allowed within the R-1 zone, provided a conditional use permit has first been obtained.
23. The Hearing Officer finds that the Project 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. As determined in the previously approved CUP (99-090-(5)) the site is adequately served by local highways and streets for traffic and serviced by other public and private services. Kare Youth League requested an additional stop sign be installed on Miloann Avenue to slow vehicular traffic and improve pedestrian safety. In 2012, the Youth League upgraded all utility services on-site, and conducted a complete traffic study that demonstrated that both existing parking and streets were adequate to support the organization on the site.
24. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to 30 years.
25. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the South Monrovia Islands community. On June 8, 2015, a total of 375 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as

7 notices to those on the courtesy mailing list for the South Arcadia Zoned District and to any additional interested parties.

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site 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.
- C. 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.
- D. 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 HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Conditional Use Permit 201400123, subject to the attached conditions.

ACTION DATE: July 21, 2015

MM:MRB
07/21/15

c: Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02589-(5)
CONDITIONAL USE PERMIT NO. 201400123**

PROJECT DESCRIPTION

The project is a request to authorize the continued operation, maintenance and future expansion of a private neighborhood youth recreation facility and private school grades 6-12 subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 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 reasonably 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 reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on July 21, 2045.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the private neighborhood youth recreation facility and private school and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken

on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$3,200.00. 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 sixteen (16) (one the first year and fifteen biennial - one every other year) inspections. Inspections shall be unannounced.

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

11. 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.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Health.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code 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 conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" 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 **September 21, 2015**.
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 substantially conform to the originally approved Exhibit "A". 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. This grant shall authorize the continued operation, maintenance and future expansion of a private neighborhood youth recreation facility and private school, grades 6-12.
21. The permittee shall maintain a minimum of 156 parking spaces, of which four shall be maintained as accessible parking spaces. If the permittee changes the operation of property, so as to require less parking than the minimum requirement, the permittee shall submit an application for a Revised Exhibit "A" within 90 days of such occurrence.

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

22. Participants in school and youth league activities shall not park on neighboring residential streets. Enforcement of this condition shall be the responsibility of the league and school administration.
23. The league and school administration shall continue operation of the overflow parking, busing and van/carpool operations currently in place.

24. Storage of trucks and heavy vehicles shall continue to be provided at off-site locations owned by the applicant.
25. The league and school administration shall continue in effect the agreement to use Southern California Water Company property for overflow parking.
26. Activities such as a circus/carnival or drill team competitions, involving attendance by more than 700 persons is prohibited.
27. The school shall be limited to 250 sixth through twelfth grade students.
28. The youth league shall be limited to 750 members.
29. Use of the outdoor paging/public address system shall be limited to Friday, Saturday and Sunday sporting events only. Other use of this outdoor addressing system is prohibited.
30. All external lighting shall be directed away from and shielded from adjacent residences.
31. The field lighting shall be turned off by 10:30 p.m., Monday through Saturday, during the months of May through September; and by 8:00 p.m. Monday through Thursday and 10:30 p.m. Fridays and Saturdays, during the months of October through April.
32. Activities that are anticipated to cause excessive noise shall be conducted on Fridays and Saturdays after 8:00 a.m. only and such activities shall cease at or before 10:00 p.m.
33. Excessive noise such as bleachers and band sites for special events shall be shielded or directed away from neighboring residences. The permittee shall assure that no significant reflective surfaces are present on the sides and in front which have the potential to echo or amplify noise back to neighboring receptor sites.
34. There shall be no outdoor night time activities on Sundays.
35. In the event that the operation of any part of this facility should result in substantial complaints to the Department of Regional Planning, the above-described conditions may be modified if, after a duly noticed public hearing, such modification is deemed appropriate in order to eliminate or reduce said complaints.
36. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works letter dated April 2, 2015.
37. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department letter dated February 27, 2015.

38. The permittee shall comply with all conditions set for the in the attached County of Los Angeles Department of Public Health, Environmental Health Division letter dated February 9, 2015.

Attachments:

Public Works Department Letter dated April 2, 2015

Fire Department Letter dated February 27, 2015

Public Health Department Letter dated February 9, 2015



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

GAIL FARBER, Director

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

April 2, 2015

IN REPLY PLEASE
REFER TO FILE: LD-2

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

Attention Michele Bush

FROM: Art Vander Vis
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201400123
PROJECT NO. R2014-02586
5150 NORTH FARNA AVENUE
KARE YOUTH LEAGUE-RIO HONDO PREP SCHOOL
ASSESSOR'S MAP BOOK NO. 8571, PAGE 11, PARCEL NO. 27
ASSESSOR'S MAP BOOK NO. 8571, PAGE 15, PARCEL NOS. 32 AND 33
ASSESSOR'S MAP BOOK NO. 8572, PAGE 28, PARCEL NO. 17
ASSESSOR'S MAP BOOK NO. 8572, PAGE 31, PARCEL NO. 41
UNINCORPORATED COUNTY COMMUNITY OF ARCADIA**

We reviewed the site plan for the continued operation and maintenance of a private neighborhood youth recreation facility and a private school, grades 6 through 12. The previous approved CUP No. 99-090 (5) allowed for growth up to 750 members for the Kare Youth League's program and 250 students at the Rio Hondo Prep School. There are no proposed improvements to the site as part of this renewal.

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

Upon approval of the site plan, we recommend the following conditions:

1. Road

- 1.1 If the County of Los Angeles Fire Department requires the installation of the access at Rockfield Drive per condition No. 24P of the approved CUP No. 99-090(5) (attached), the applicant must obtain an encroachment permit from Public Work's Land Development Division for the proposed driveway apron and curb cut. Street improvement plans may be required for the construction of the driveway on Rockfield Drive.

For questions regarding the road condition, please contact Ruben Cruz of Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

2. Environmental Programs

- 2.1 Should any operation within the site include the construction, installation, modification or removal of underground storage tanks (Los Angeles County Code [LACC] Title 11, Division 4), industrial waste treatment or disposal facilities, and/or storm water treatment facilities, Public Work's Environmental Programs Division must be contacted for required approvals and operating permits. Specific industry types will also be subject to registration and inspections related to implementation of best management practices to prevent stormwater related pollution (LACC Title 12, Chapter 12.80).

For questions regarding the environmental programs condition, please contact Nilda Gemeniano of Environmental Programs Division at (626) 458-5184 or ngemeniano@dpw.lacounty.gov.

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

RC:tb

P:\dpub\SUBPCHECK\Plan\CUP\CUP 201400123 5150 N. fama ave\TCUP 201400123\2015-02-25 TCUP 201400123 submittal.docx

Attach.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2014-02586

MAP DATE: 07/03/2014

LOCATION: 5150 N. Farna Avenue, Arcadia

PLANNER: Michele Bush

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE
FOLLOWING CONDITIONS OF APPROVAL.**

All future development for this project/ property shall comply with all current Fire Department codes, ordinances, policies and regulations at the time of plan check review.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda Solis
First District

Mark Ridley-Thomas
Second District

Shella Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

February 9, 2015

TO: Michele Bush
Principal Regional Planning Assistant
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, DPA (M.T)
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2014-02586/ RCUP201400123
Kare Youth League/Rio Hondo Preparatory School
5150 N. Farna Avenue, Arcadia

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

The Department of Public Health – Environmental Health Division has reviewed the CUP renewal request for the above referenced project. The CUP renewal is for the continued operation, maintenance and future expansion (as previously approved) of a private neighborhood youth recreation facility and a private school, grades 6-12. No changes are being requested to the numbers allowed by the previous approval. The Department recommends approval of the CUP contingent upon the following conditions.

Potable Water Supply

The school and recreation center are currently served by Southern California Water Company for their potable water supply. The facilities shall remain connected to public water.

Sewage Disposal

The facilities are connected to public sewer (Los Angeles County Sanitation District). They shall maintain connected to public sewer.

For any questions regarding this report, please feel free to contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.