Hearing Officer Transmittal Checklist

Hearing Date
07/21/2015
Agenda Item No.
7

Project Number: R2014-02586-(5)
Case(s): Conditional Use Permit Case No. 201400123
Planner: Michele Bush

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement
- ☐ Environmental Documentation (ND / MND / EIR)
- ☒ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans

Reviewed By:

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

PROJECT NUMBER
R2014-02586-(5)

HEARING DATE
07/21/2015

REQUESTED ENTITLEMENTS
Conditional Use Permit No. 201400123
Environmental Assessment No. 201400211

PROJECT SUMMARY

OWNER / APPLICANT
Kare Youth League / Chris Horton

MAP/EXHIBIT DATE
07/03/2014

PROJECT OVERVIEW
The applicant is requesting a Conditional Use Permit 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.

LOCATION
5150 Farna Avenue, unincorporated South Monrovia Islands

ACCESS
Farna Avenue

ASSESSORS PARCEL NUMBER(S)
8572-028-017 and 8572-028-800

SITE AREA
5.8 Acres

GENERAL PLAN / LOCAL PLAN
Countywide Land Use Policy

ZONED DISTRICT
South Arcadia

LAND USE DESIGNATION
P – Public and Semi-Public Facilities

ZONE
R-1-6,000 (Single-Family Residence-6,000 sf minimum lot)

PROPOSED UNITS
N/A

MAX DENSITY/UNITS
N/A

COMMUNITY STANDARDS DISTRICT
N/A

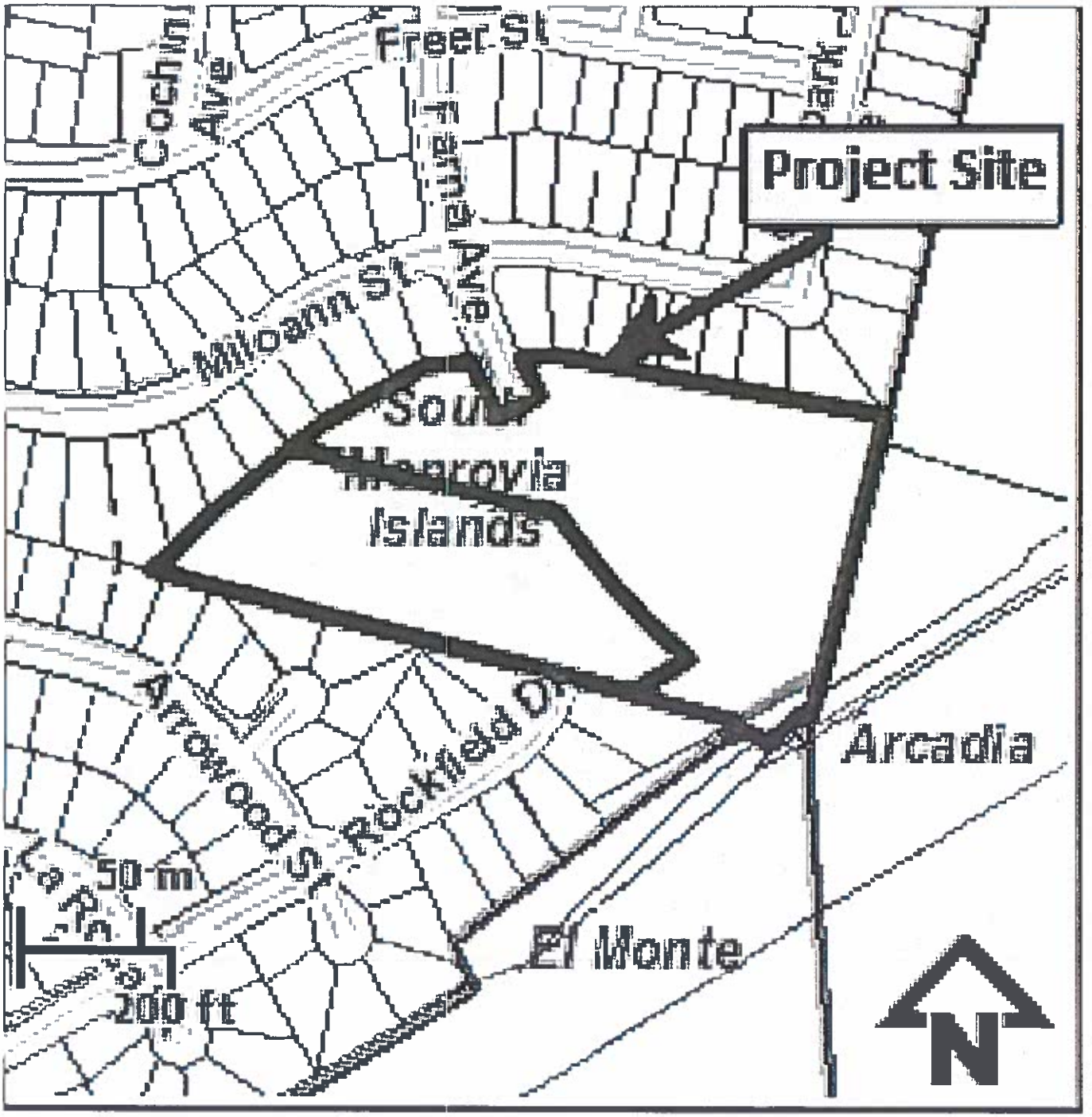
ENVIRONMENTAL DETERMINATION (CEQA)
Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES
Los Angeles County Code Section 22.20.100

CASE PLANNER:
Michele Bush

PHONE NUMBER:
(213) 974 - 6435

E-MAIL ADDRESS:
mbush@planning.lacounty.gov


Freer St
Cochin Ave
Farna Ave
Project Site
Miloann St
Monrovia
Islands
Arrowood St
Rockfield Dr
Arcadia
50 m
200 ft
El Monte
N

ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for the continued operation, maintenance and future expansion of a private neighborhood youth recreation facility and private school, grades 6-12 in the R-1-6,000 (Single-Family Residence-6,000 sf minimum lot) Zone pursuant to County Code Section 22.20.100.

PROJECT DESCRIPTION

The project is a request for a 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.

SITE PLAN DESCRIPTION

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.

EXISTING ZONING

The subject property is zoned R-1-6,000.

Surrounding properties are zoned as follows:
North: R-1 (Single-Family Residence)
South: R-1-6,000
East: City of Arcadia
West: R-1

EXISTING LAND USES

The subject property is developed with an existing private neighborhood recreation facility and a private school.

Surrounding properties are developed as follows:
North: Single-Family Residential
South: Single-Family Residential and Flood Control Channel
East: Open Space Recreational and Flood Control Channel
West: Single-Family Residential

PREVIOUS CASES/ZONING HISTORY

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.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project involves 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. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the P (Public and Semi-Public Facilities) land use category of the Countywide Land Use Plan. 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 and is therefore consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

- *Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing and traffic.*

The project has existed on the current site for more than 60 years. The site has been developed with consideration of possible impacts to the surrounding neighborhood and community. The Project has been updated and mitigations and conditions were assigned to the project to ensure minimal impacts to the surrounding neighborhood.

Zoning Ordinance and Development Standards Compliance
Pursuant to Section 22.20.100 of the County Code, 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.

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.

Burden of Proof
The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility
The project has existed on the current site for more than 60 years. 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.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS
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.

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.

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.

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

PUBLIC COMMENTS
Staff has not received any comments at this time.

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 Project Number R2014-02586-(5), Conditional Use Permit Number 201400123, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER 201400123 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Michele Bush, Principal Planner, Zoning Permits East Section
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:
Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Site Photographs, Aerial Image
Site Plan, Land Use Map

MM:MRB
07/21/15

DRAFT 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 addtess 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 permitee 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"

GAIL FARBER, Director

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

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

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:\ldpub\SUBPCHECK\Plan\CUP\CUP 201400123 5150 N. farna ave\TCUP 201400123\2015-02-25 TCUP 201400123 submittal\.docx

Attach.

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant 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 property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and the fees required pursuant to condition No. 9 have been remitted.

3. 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. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully 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.

4. 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 pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

   a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

   b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

   The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

5. This grant will expire unless used within 2 years from the date of approval. A one year time extension may be requested before the expiration date.

6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

7. This grant will terminate June 20, 2015 for the Kare Youth League.

   Entitlement to the operation and maintenance of a private neighborhood recreation facility thereafter shall be subject to the regulations then in effect.

8. This grant will terminate June 20, 2030 for the Rio Hondo Preparatory School.

   Entitlement to the operation of a private school thereafter shall be subject to the regulations then in effect.

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. The permittee shall deposit with the County of Los Angeles the sum of $3000.00 within sixty days of the approval of this grant. The fee shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fee provides for 30 annual inspections; the fee for the first fifteen year shall provide for the inspection of both the private neighborhood recreation facility and the private school, the second fifteen years the fee shall provide for the inspection of the private school only.

   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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance.

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 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.

11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.

12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.

13. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.

14. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. 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.

15. In the event of such 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

16. The subject facility shall be developed and maintained in compliance with requirements of Los Angeles County Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said Department.

17. Provisions shall be made for all natural drainage to the satisfaction of the Department of Public Works.

18. The subject property shall be developed and maintained in substantial compliance with the plans on file marked Exhibit "A". In the event that subsequent revised plans are submitted the written authorization of the property owner is necessary.

19. The subject property shall be developed in substantial compliance with the Building Summary provided by the applicant. The Building Summary has been included as an attachment to this document.

20. The permittee shall secure any necessary permits from the South Coast Air Quality Management District and shall fully comply with the terms of said permits.

21. The permittee shall contact the Department of Public Works to determine whether an Industrial Waste Disposal Permit is required. No activity for which a permit is required shall be initiated on the subject property before a permit is obtained and any required facilities are installed. The permittee shall keep any required permits in full force and effect and shall fully comply with any requirements thereof.

22. The project will require the filing of a Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code. The Notice of Determination will not be filed until the appropriate fees required by the California Department of Fish and Game are paid. The fees are based on the type of environmental document approved for this project; the current maximum amount is $1,275.00. This project shall qualify for a De Minimis Impact Finding, the current exemption fee is $25.00.

23. The conditions of this grant supercede those of Conditional Use Permit Case No. 2128-(1).

24. This grant allows for the continued operation and maintenance of a private neighborhood recreation facility and a private school, subject to the following conditions:

    a. The permittee shall comply with the corrections from the County of Los Angeles Fire Department dated July 27, 1999, unless the conditions are otherwise modified by the Fire Department;

    b. The permittee shall comply with the attached Project Changes/Conditions Due to Environmental Evaluation as determined by the Department of Regional Planning staff;

    c. The permittee shall maintain the property in a neat and orderly fashion;

    d. The permittee shall maintain free of litter all areas on the premises under which the permittee has control;

    e. The permittee shall maintain a minimum of 156 automobile parking spaces, at least one of these spaces shall be handicapped van accessible. The permittee may provide up to forty percent (sixty-two) compact spaces. The compact spaces shall be distributed throughout the parking area;

    f. All required parking shall be kept clear and open for guests and staff;

    g. 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;

    h. To insure compliance with Condition 24.g., the league and school administration shall:
        1. Continue operation of the overflow parking, busing and van/car pool operations currently in place.

2. Storage of trucks and heavy vehicles shall continue to be provided at off-site locations owned by the applicant.
3. Continue in effect the agreement to use Southern California Water Company property for overflow parking. This grant will lapse if the agreement ceases.
4. Activities such as a circus/carnival or drill team competitions involving attendance by more than 700 persons is prohibited.

i. The school shall be limited to 250 sixth through twelfth grade students with a maximum of sixty student drivers;

j. The youth league shall be limited to 750 team members;

k. 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 expressly prohibited;

l. All external lighting shall be directed away from and shielded from adjacent residences. The field lighting shall be turned off by 10:30 p.m. on Mondays through Saturdays, May through September, and by 10:30 p.m. Fridays and Saturdays, and 8:00 p.m. Monday through Thursdays, October through April. There shall be no outdoor night time activities on Sundays;

m. The permittee shall comply with all regulations, ordinances and conditions of the Cities of Arcadia and El Monte;

n. The permittee shall remove the temporary classroom trailer approved under Revised Exhibit "A" October 1999 upon completion of Classroom Building 4 as shown on the Exhibit "A" presented at the public hearing;

o. 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;

p. The permittee shall obtain an encroachment permit from the County of Los Angeles Department of Public Works to provide the access gate as required by the County of Los Angeles Fire Department in their corrections dated July 27, 1999, the provision of the access gate will require the removal of an existing block wall and construction of a curb cut and apron on Rockfield Drive. The applicant shall contact said departments within sixty days of the approval date of this grant in order to arrange for this improvement.

Attachments:
Building Summary provided by the applicant
County of Los Angeles Fire Department Conditions dated July 27, 1999
County of Los Angeles Department of Public Works Conditions dated July 7, 1999
Project Changes/Conditions due to Environmental Evaluation

FM:kms 07-05-00

8. BUILDING SUMMARY

EXISTING	STATUS	ADD/CHANGE
Club Rooms 2 stories, 2,700 sq. ft.	To replace with bldg. 1 (Bldg. 1 on CUP 2128(1)) 2 stories	5,400 sq. ft. Originally shown as 5,400
Office Complex 1 story, 2,230 sq. ft.	To replace with bldg. 2,2A,2B (Bldg. 2,2a,2B on CUP 2128(1)) 2 stories	13,200 sq. ft. Originally shown as 13,200
Old Main Building Partial 2 story 3,012 sq. ft.	To remodel (Bldg. 3 on CUP 2128(1)) 2 stories	6,000 sq. ft. Originally shown as 6,000
Storage 1 story, 450 sq. ft.	To replace with bldg. 4 (Bldg. 4 on CUP 2128(1)) (new location for bldg. 4)	2,400 sq. ft. Originally 5,400 Lose 3,000
Hampton Hall 2 stories + basement 9,940 sq. ft.	To remain (completed) (Bldg. 5 on CUP 2128(1))	9,940 sq. ft. Originally shown as 5,400 Add 4,540 sq. ft.
Pavilion (gym/auditorium) 1 story, 8890 sq. ft.	To remain (Bldg. 6 on CUP 2128(1))	8,890 sq. ft. Originally shown as 8,890
Karelon Hall 1 story now 2,654 sq. ft.	To add a second story (Bldg. 7 on CUP 2128(1))	3,800 sq. ft. Originally shown as 3,800
Office Trailer 1 story, 600 sq. ft.	To remove	Lose 600
Trash Area Pick Up 150 sq. ft.	To remain (Bldg. 9 on CUP 2128(1))	150 sq. ft. Originally 360 sq. ft. Lose 210
Temporary Classrooms 1 story, 1,200 sq. ft.	To remove	Lose 1,200
	Omit bldg. 8,10,11,12 On original CUP 2128(1)	Lose 4,900
Total Existing		**Total When Complete**
31,826 sq. ft.		49,780 sq. ft. Originally 55,150 (Lose 5,370)

KK

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Street
Commerce, California 90040

NOT APPROVED
RESUBMIT TO
FIRE DEPT.

FIRE PROTECTION ENGINEERING
By JM Date 7/27/99

DATE: 7/27/99

TO: Department of Regional Planning
Permits and Variances

SUBJECT: 99-090

LOCATION: 5150 N. Farna Ave, Arcadia, Ca, 91006

____ The Fire Department has no additional requirements for this permit.

X The required fire flow for this development is 3500 gallons per minute for 3 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.

X ~~Install~~ Upgrade ~~Public and/or~~ one Public + Two On-site 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA Standard C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

____ Location: Public upgrade on Farna Ave, Two onsite Hydrants as per map.

X Access: Provide gated entrance from E. Rockfield Drive, with F.D. approved Access (Reg #5). Access width shall be 26' clear-to-the-sky. All primary access lanes shall be 26' in width.

X Special Requirements: All portions of structures at F.D. access, shall be within 150' to most rear portion of structure. Sprinklers required for all improved structures.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call Inspector ~~Jenna Maci~~ J.R. JACOBS @ (323) 890-4243.

Co.CUP 3/99

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100

HARRY W. STONE, Director

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

IN REPLY PLEASE REFER TO FILE: B-10

July 7, 1999

TO: John Gutwein
Zoning Permits Section
Department of Regional Planning

FROM: Randine M. Ruiz RMR
Subdivision Mapping Section
Department of Public Works

CONDITIONAL USE PERMIT NO. 99-090

We have reviewed the subject case in the Temple City area in the vicinity of Farna Avenue and Miloann Avenue. This case is for the continued use of a neighborhood recreation facility and private school

There are no right of way or improvement requirements recommended as a condition of approval.

RS:ca
P:\MAPPING\99-090

PROJECT CHANGES/CONDITIONS
DUE TO ENVIRONMENTAL EVALUATION

PROJECT CUP 99-090

The Department of Regional Planning staff has determined that the following conditions or changes in the project are necessary in order to assure that there will be no substantial evidence that the proposed project may have a significant effect on the environment:

Noise

- 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.

- Excessive noise such as bleachers and band sites of 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.

Visual

- All external lighting shall be directed away from adjacent residences. The field lighting shall be turned off by 10:00 p.m. on Fridays and Saturdays, by 10:30 p.m. Monday through Thursday, May through September, and by 8:00 p.m. Monday through Thursday, October through April. There shall be no outdoor, night time activities on Sundays.

Traffic

- 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.

Environmental Safety

- The play field on the northwest side of the project site was previously used as an unpermitted dump for household discards. This area was buried under a certain depth of soil. The permittee shall see to that no waste will resurface when the play field is used at its worst condition possible.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.

Applicant _____ Date _____

☒ No response with 10 days. Environmental Determination requires that these changes/conditions be included in the project.

Staff _____ Date 5-23-00

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.

Reviewed by: Wally Collins Date: February 27, 2015

COUNTY OF LOS ANGELES
Public Health

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

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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.

DRAFT 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 has not received any comments from the public at this time.

18. *To be inserted after the public hearing to reflect hearing proceedings.*

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

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. **Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or**
2. **Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or**
3. **Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

See Exhibit B - Paragraph A-1, A-2 + A-3

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

See Exhibit B - Paragraph B

C. That the proposed site is adequately served:

1. **By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and**
2. **By other public or private service facilities as are required.**

See Exhibit B - paragraph C

Burden of Proof
Exhibit B

A-1 The organization 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 under CUP 99-090-5 has not adversely affected the health, peace, comfort or welfare of the surrounding homes and will not in the future. Kare Youth League , formerly Boys' Christian League (BCL), began in 1931 in Pasadena and moved to this site in 1951. The name changed to Kare Youth League in 1979

A-2 Our neighbor's enjoyment and property value has not been impacted in a negative way. Home prices have risen and fallen the same has prices in the rest of Arcadia and Los Angeles County. Prior to Kare Youth League moving here in 1951 the site was an undeclared local dump and a feeding lot for pigs. With permission of the owner, Mr. William Marshburn and after a meeting with the neighbors and their actually voting to allow us to develop the land, BCL (Kare Youth League) cleaned up the property, planted grass and built ball fields for youth recreation activities. A local street is named Marshburn Ave. and some of the homes just north of us are in the Marshburn Tract. To our immediate northeast is the Arcadia Par 3 Golf Course. In 1951 it was not there. It was a commercial nursery. The golf course was built in 1959. To our immediate south is the Rio Hondo Flood Control Spreading Basin and flood channel. They were built in 1959. Homes that border us on the southwest were built in the early 1960s. In fact, where those homes were built we had ball fields in the 1950s (see exhibit C). Kare Youth League was here before much of the surrounding area was zoned and developed. We predate all General Plans. We have been and continue to be very compatible with the area.

A-3 There is no danger to public health or safety. Two open ditches ran through the site and handled the rain runoff from the local streets. Strom drains were installed, covered and asphalted over thus eliminating the mosquitos and smell. At our request the County installed a stop sign this past year at the intersection nearest our property at Miloann Ave. and Farna Ave. stopping cross traffic 135' from our driveway. Other stop signs are located at the next intersection which is 435' from our driveway at Farna Ave. and Freer Ave. and have been there for decades. All traffic now stops twice within 435' of our driveway.

B. The total amount of land is 5.8 acres. 4.7 is LA County and 1.1 is in Arcadia. The site contains 7 buildings (42,996 sq. ft.), 3 grass ball fields (145,818 sq. ft.), 4 outdoor basketball courts (13,050 c sq. ft.), landscaping (31,123 sq. ft.) and 156 uncovered parking spaces of which 4 are handicap. For events requiring more than 156 parking spaces the 3 grass ball fields serve as overflow parking able to handle an additional 300 cars. 493 Kare Youth League children are registered at our Arcadia site. 168 students attend the private school, Rio Hondo Prep of which 98 are high school and 70 are middle school.

C. As determined in the original LA County CUP, 99-090-(5) the proposed site is adequately served by local highways and streets for traffic and the site is adequately serviced by other public and private services. Since that CUP, the organization requested an additional stop sign be installed on Miloann to slow vehicular traffic and improve pedestrian safety. The County fulfilled this request and the additional stop sign has been very successful and warmly received by both Kare and our neighbors. Further, in 2012, the organization, with both City of Arcadia and LA County permission, completed new 22,090 square foot gymnasium youth center complex. As part of that permitting process the organization completely upgraded all its utility services and conducted a complete traffic study by Kunzman Associates (attached) that demonstrated that both the existing parking and streets were adequate to support the organization including the new complex.

Department of Regional Planning

5150 FARNA AV

Printed: Jan 02, 2014

N

0 200
Feet

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SHIVERS CENTER

HAMPSON HALL

END