

Regional Planning Commission Transmittal Checklist

Hearing Date
12/16/15

Agenda Item No.
7

Project Number: R2014-03096-(2)
Conditional Use Permit Case No. 201500029
Case(s): Parking Permit Case No. 201500002
Environmental Assessment Case No. 201500049
Planner: Shaun Temple

- Project Summary
 - Property Location Map
 - Staff Analysis
 - Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
 - Draft Findings
 - Draft Conditions + Other department letters of recommended conditions
 - Previous CUP Conditions of Approval
 - Burden of Proof Statement(s)
 - 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
 - Findings and conditions of Previous permit
-

Reviewed By: 



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

PROJECT NUMBER

R2014-03096-(2)

HEARING DATE

December 16, 2015

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201500029
 Parking Permit No. 201500002
 Environmental Assessment No. 201500049

PROJECT SUMMARY

OWNER / APPLICANT

Special Services for Groups, Inc.

MAP/EXHIBIT DATE

January 26, 2015

PROJECT OVERVIEW

Conditional Use Permit for the construction of a residential duplex in the C-3 (Unlimited Commercial) Zone. The applicant is also requesting a 50-percent reduction in required vehicle parking spaces from four to two.

LOCATION

4618 E. Compton Boulevard, East Rancho Dominguez

ACCESS

E. Compton Boulevard

ASSESSORS PARCEL NUMBER(S)

6180-018-029

SITE AREA

4125 square feet

GENERAL PLAN / LOCAL PLAN

General Plan

ZONED DISTRICT

East Compton

LAND USE DESIGNATION

CG- General Commercial

ZONE

C-3 (Unlimited Commercial)

PROPOSED UNITS

2

MAX DENSITY/UNITS

5

COMMUNITY STANDARDS DISTRICT

East Compton

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.44.112 (East Compton CSD requirements)
 - 22.28.180 (C-3 Zone Development Standards)

CASE PLANNER:

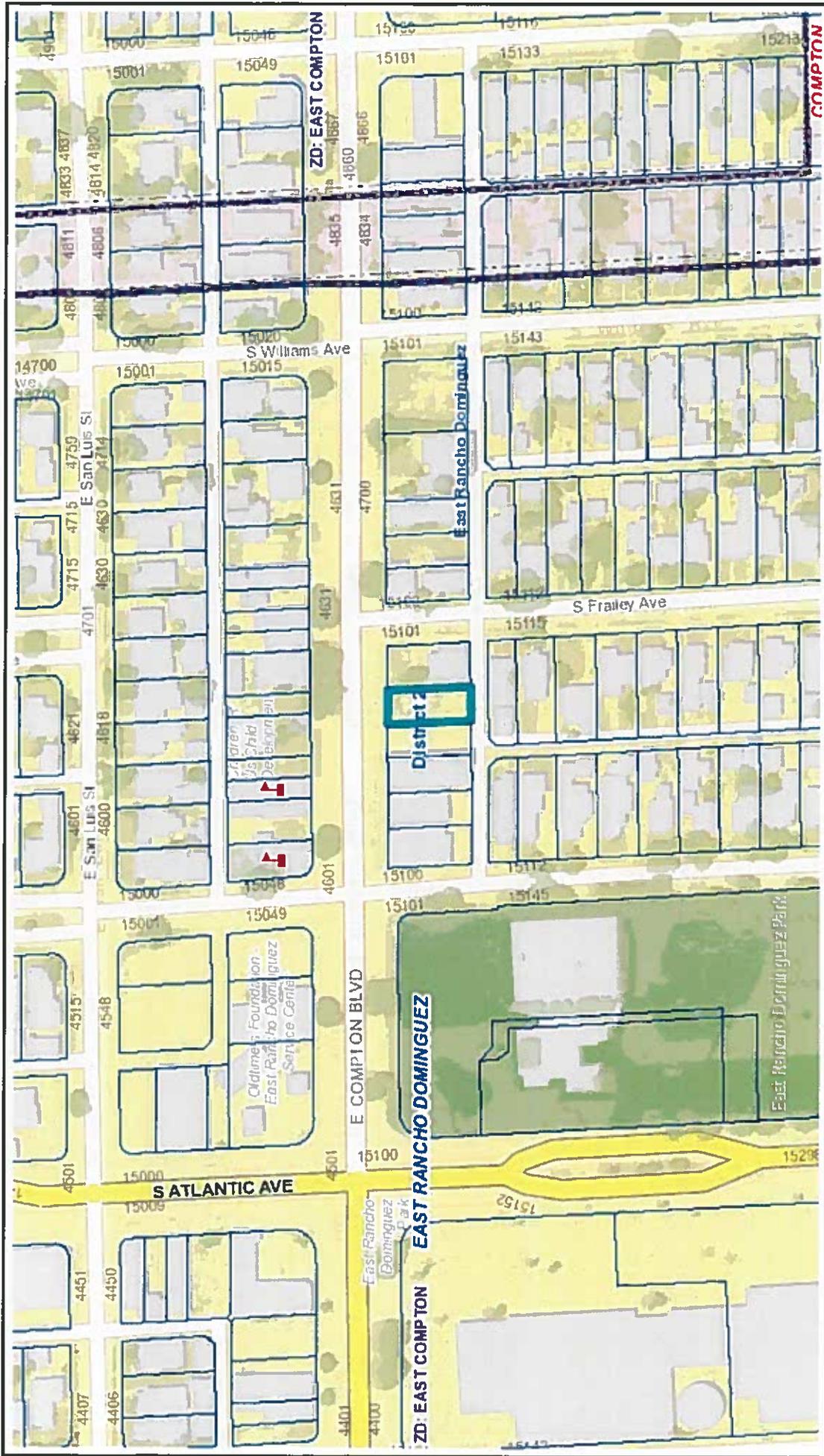
Shaun Temple

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(213) 974 – 6462

E-MAIL ADDRESS:

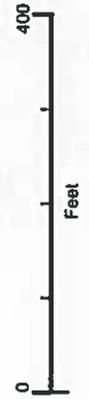
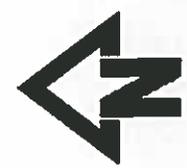
stemple@planning.lacounty.gov



Compton Housing Property Location

Printed: Dec 01, 2015

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ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for a two-family residence (duplex) in the C-3 (Unlimited Commercial) Zone pursuant to County Code Section 22.28.210.
- Parking Permit for the 50-percent reduction of required vehicle parking spaces pursuant to County Code Section 22.56.1020.

PROJECT DESCRIPTION

The applicant, Special Services for Groups, Inc., is a non-profit health and human service organization dedicated to building and sustaining community-based programs that address the needs of vulnerable communities. They are proposing to develop a vacant 4,125-square-foot parcel with a two-story duplex that will be permanent housing for eight transition-aged youth (young adults, 18-26 years old, who have aged out of the foster system). This type of housing does not require a CUP. However, the subject property is located in the C-3 Zone, which requires a CUP for a duplex. The footprint of the duplex is approximately 2,500 square feet, including an attached garage with two covered parking spaces. Parking requirements for a duplex are three covered spaces and one uncovered space. Due to the small size of the parcel, the design of the duplex allows for only the two covered parking spaces. The applicant is requesting a Parking Permit to authorize a 50-percent reduction in vehicle parking spaces required.

EXISTING ZONING

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

Surrounding properties are zoned as follows:

- North: C-3
South: R-1 (Single-Family Residence)
East: C-3
West: C-3 and O-S (Open Space)

EXISTING LAND USES

The subject property is undeveloped.

Surrounding properties are developed as follows:

- North: Multi-family housing, child development center, ice cream shop, hair salon, commercial retail.
South: Single family residential.
East: Multi-family housing, car wash, laundromat.
West: Liquor store, furniture store, barber shop, East Rancho Dominguez County Park, supermarket, Old Timers Foundation Service Center.

PREVIOUS CASES/ZONING HISTORY

There is no history of development or planning entitlements for this property.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is a duplex in an urbanized area with no known sensitive biological habitat. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the General Commercial (CG) land use category of the General Plan. This designation is intended for local-serving commercial uses, including retail, restaurants, and personal and professional services; single family and multifamily residences; and residential and commercial mixed uses. The proposed project is a residential duplex 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:

- *LU (Land Use) 4.1 Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.*

The subject property is an undeveloped lot located in the built-out, urbanized community of East Rancho Dominguez, and is adjacent to other single-family and multi-family residences. In addition, the project site is already serviced by public infrastructure and mass transit.

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

- Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.
- Policy 8.1: Support the distribution of affordable housing, shelters, and transitional housing in geographically diverse locations throughout the unincorporated areas, where appropriate support services and facilities are available in close proximity.

Once approved and built, the proposed duplex will be used by the applicant to provide permanent supportive housing for eight transition-aged youth (18-26 years old). These are young adults who have aged out of the foster system and are of limited income. In addition to providing low cost housing, Special Services for Groups, will provide supportive services including resident services, case management, independent living skills, financial literacy, mental health treatment services, and group activities for the residents. Staffing will be planned on an as-needed basis ranging from having staff on site 40 hours per week down to just several hours per week, depending on the level of services desired by the residents. The services will be offered only to residents.

Zoning Ordinance and Development Standards Compliance

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

- Development is limited to 90 percent lot coverage. The proposed project meets this requirement with lot coverage of 61 percent.
- Outside display and storage are not permitted.

Pursuant to Section 22.44.112 of the County Code, establishments in the East Compton Community Standards District (CSD) are subject to the following development standards:

- The proposed project provides the required 10 yard front yard setback.
- The proposed project does not include signs and therefore the sign standards do not apply.
- Mechanical equipment, such as air conditioners, placed in front of the building or on the rooftop must be appropriately screened. The air conditioner for this building is placed behind the building and therefore is not subject to these screening requirements.
- The height of a building is limited to 13 times the buildable area of the parcel. The proposed duplex is 25 feet, which is below this height limit.

Parking Permit

Pursuant to Section 22.52.1180, a duplex is required to provide three covered vehicle parking spaces and one uncovered parking space. Due to the limited lot size of 4,125 square feet, the applicant is proposing to provide an attached garage with two covered parking spaces and is therefore requesting a parking permit to authorize the reduction of two parking spaces.

Pursuant to Section 22.56.1020, a Parking Permit can authorize a reduction in parking spaces when it can be shown that there is no need for the additional parking, that there will be no conflicts arising from special parking arrangements, and that the requested parking permit will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property. The subject property is located in an area where vehicle use is not necessary. This section of Compton Boulevard has a wide mix of residential and commercial uses, including a supermarket that is located within one-tenth of a mile to the west on the corner of Compton Boulevard and Atlantic Avenue. The project site is serviced by Metro bus lines running north/south on Atlantic Avenue and east/west on Compton Boulevard. A bus line also connects to the Compton Station Metro Blue Line, which is located two miles to the west on Compton Boulevard and provides easy access to Downtown Los Angeles and Long Beach. Per the Los Angeles County Master Bicycle Plan, Compton Boulevard is a proposed Class II bicycle lane and Atlantic Avenue is a proposed Class III bicycle lane.

The applicant, Special Services for Groups, Inc, is proposing to build this duplex so they can use it as permanent supportive housing for transition aged youth (18-26 years), who will be of limited income and are not expected to own vehicles. As part of the service plan for the residents, site staff will assist residents in using alternative modes of transportation, which may be subsidized with service program funds. The two on-site parking spaces will be reserved for use by supportive service staff.

Site Visit

Staff conducted a site visit on June 10, 2015. The property was a vacant lot surrounded by a chain link fence with some incidental litter on the property.

Burden of Proof

The applicant is required to substantiate all facts identified by Sections 22.56.040 and 22.56.1020 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 subject property is located on Compton Boulevard between Atlantic Avenue to the west and the 710 freeway to the east. This area, per the General Commercial land use designation category, is intended for local serving commercial uses, including retail, restaurants, and personal and professional services; single-family and multi-family residences; and residential and commercial mixed uses. This area is developed with a mixture of single-family housing, multifamily housing, and small scale commercial uses. The proposed project, which is a two story residential duplex with a footprint of 2,500 square feet, is a use that is consistent with the general development pattern of the area and is consistent with the General Plan. As the project is a single duplex, its small scale would not require new infrastructure.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Department of Public Works – In a letter dated September 24, 2015, the project was cleared for public hearing with a condition to submit grading plans for review and approval that incorporates Low-Impact Development Standards.

Fire Department – In a letter dated January 26, 2015, the Fire Department cleared the project for public hearing with conditions to maintain access requirements, operating fire hydrants, and a sprinkler system.

Department of Public Health – In a letter dated April 17, 2015, the Department of Public Health cleared this project for public hearing with conditions for the duplex to be connected to public water and public sewer.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

No other agency was required to comment on this conditional use permit application.

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 comments from the public at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

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

Staff recommends **APPROVAL** of Project Number R2014-03096-(2), Conditional Use Permit Number 201500029 and Parking Permit 201500002, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER 201500029 AND PARKING PERMIT 201500002 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Shaun Temple, Senior Regional Planning Assistant, Zoning Permits West Section

Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

Attachments:

Draft Findings

Draft Conditions of Approval

Applicant's Burden of Proof statement

Site Photographs

Site Plan

MKK:SCT

12/3/15

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-03096-(2)
CONDITIONAL USE PERMIT NO. 201500029
PARKING PERMIT NO. 201500002**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on December 16, 2015, in the matter of Project No. R2014-03096-(2), consisting of Conditional Use Permit No. 201500029 ("CUP") and Parking Permit No. 201500002 ("Parking Permit"). The CUP and Parking Permit are referred to collectively as the "Project Permits."
2. The permittee, Special Services for Groups, Inc., ("permittee"), requests the Project Permits to authorize the construction of a duplex with a 50-percent reduction in the required number of vehicle parking spaces ("Project") on a property located at 4618 East Compton Boulevard in the unincorporated community of East Rancho Dominguez ("Project Site").
3. The CUP is a request to construct a duplex in the C-3 (Unlimited Commercial) Zone pursuant to Los Angeles County Code ("County Code") section 22.28.210.
4. The Parking Permit is a request for a 50-percent reduction in the number of vehicle parking spaces required from four spaces to two spaces pursuant to County Code section 22.56.1020.
5. The Project Site is 4,125 square feet in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is undeveloped.
6. The Project Site is located in the East Compton Zoned District and is currently zoned C-3.
7. The Project Site is located within the General Commercial land use category of the General Plan Land Use Policy Map.
8. Surrounding Zoning within a 500-foot radius includes:
 - North: C-3
 - South: R-1 (Single-Family Residence)
 - East: C-3
 - West: C-3 and O-S (Open Space)
9. Surrounding land uses within a 500-foot radius include:
 - North: Multi-family housing, child development center, ice cream shop, hair salon, commercial retail.
 - South: Single family residential.
 - East: Multi-family housing, car wash, laundromat.

West: Liquor store, furniture store, barber shop, East Rancho Dominguez County Park, supermarket, Old Timers Foundation Service Center.

10. There is no history of development of planning entitlements for this property.
11. The site plan for the Project depicts a duplex with a footprint of approximately 2,500 square feet including an attached two car garage. The duplex is two stories with one unit on the first floor and one unit on the second floor. Each unit has 3 bedrooms (2 single rooms, 1 double room), 2 bathrooms, as well as a kitchen and living area. There is small office on the first floor with a half bathroom.
12. The Project Site is accessible via East Compton Boulevard. The garage is accessible at the rear of the property via an alley running behind the property.
13. In a letter dated September 24, 2015, the Department of Public Works cleared the project for public hearing with a condition to submit grading plans for review and approval that incorporates Low-Impact Development Standards.
14. In a letter dated January 26, 2015, the Fire Department cleared the project for public hearing with conditions to maintain access requirements, operating fire hydrants, and a sprinkler system.
15. In a letter dated April 17, 2015, the Department of Public Health cleared this project for public hearing with conditions for the duplex to be connected to public water and public sewer.
16. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures, 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 is a residential duplex in an urbanized area with no known sensitive biological habitat.
17. 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.
18. Staff has not received comments from the public at this time.
19. [Reserved for Hearing Proceedings].
20. The Commission finds that the Project is located within the General Commercial land use category of the General Plan. This designation is intended for local serving commercial uses, including retail, restaurants, and personal and professional services; single-family and multi-family residences; and residential and commercial

mixed uses. The Project is a residential duplex and is therefore consistent with the General Commercial land use category of the General Plan.

21. The Commission finds that the Project meets the development standards of the C-3 Zone and the East Compton Community Standards District, excluding parking, which is addressed by the requested Parking Permit. The Project is below the maximum 90 percent allowable lot coverage at 61 percent, there is no outside display or storage, there is a 10 foot front yard setback, no signs are displayed, mechanical equipment is located in the rear of the building, and the height of the structure is 25 feet.
22. The Commission finds that the Project is located on Compton Boulevard in an area that is developed with a mixture of single-family housing, multi-family housing, and small scale commercial uses. The proposed project, which is a residential duplex, is a use that fits into the character and scale of the neighborhood. Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
23. The Commission finds that the footprint of the project is approximately 2,500 square feet on a property that is 4,125 square feet. The project can meet all required development standards, except for parking, which is being addressed through the requested Parking Permit. Therefore, 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
24. The Commission finds that the Project is located in a developed urban area along East Compton Boulevard, which is a major east-west thoroughfare across the Los Angeles Basin. Also, the small scale of a duplex will not trigger a need for new infrastructure. Therefore, 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.
25. The Commission finds that the subject property is located in an area where vehicle use is not necessary. This section of Compton Boulevard has a wide mix of residential and commercial uses, including a supermarket that is located within one-tenth of a mile to the west on the corner of Compton Boulevard and Atlantic Avenue. The project site is serviced by Metro bus lines running north/south on Atlantic Avenue and east/west on Compton Boulevard. A bus line also connects to the Compton Station Metro Blue Line, which is located two miles to the west on Compton Boulevard and provides easy access to Downtown Los Angeles and Long Beach. Per the Los Angeles County Master Bicycle Plan, Compton Boulevard is a proposed Class II bicycle lane and Atlantic Avenue is a proposed Class III bicycle

lane. In addition, the applicant is proposing to build this duplex so they can use it as permanent supportive housing for transition aged youth (18-26 years), who will be of limited income and are not expected to own vehicles. As part of the service plan for the residents, site staff will assist residents in using alternative modes of transportation, which may be subsidized with service program funds. Therefore, there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52.

26. The Commission finds that the two on-site parking spaces will be reserved for use by supportive service staff. If in the future the duplex is no longer being used as permanent supportive housing and is being used as two individual duplex units, then one parking space would be dedicated to each unit. Therefore, there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces.
27. The Commission finds that the parking needed for the Project will be provided by the two on-site parking spaces. Therefore, the use of off-site facilities, rear lot transitional lots and uncovered residential parking lots is not needed or applicable for this Project.
28. The Commission finds that the reduction of two total required parking spaces in a mixed-use area served by public transit would have less than significant impacts on traffic and parking in the area. Therefore, the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property.
29. The Commission 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 East Rancho Dominguez community. On November 5, 2015, a total of 101 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 3 notices to those on the courtesy mailing list for the East Compton Zoned District and to any additional interested parties.
30. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES THAT:**

Regarding the Conditional Use Permit:

- 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.

Regarding the Parking Permit:

- E. There will be no need for the number of parking spaces required by Part 11 of Chapter 22.52.
- F. There will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces.
- G. The use of off-site facilities, rear lot transitional lots and uncovered residential parking lots is not needed or applicable for this Project.
- H. The requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property.
- I. The proposed site is adequate in size and dimension to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this ordinance.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
2. Approves Conditional Use Permit 201500029 and Parking Permit 201500002, subject to the attached conditions.

ACTION DATE: December 16, 2015

VOTE:

**MKK:SCT
December 3, 2015**

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-03096-(2)
CONDITIONAL USE PERMIT NO. 201500029
PARKING PERMIT NO. 201500002**

PROJECT DESCRIPTION

The project is for the construction and use of duplex in a commercial zone with a 50 percent reduction in required vehicle parking spaces from four spaces to two spaces 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 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall 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 expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
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 **\$200.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund

provides for One (1) inspection to be conducted sometime following the completion of the project. 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 the County Fire 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 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").
15. 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.
16. 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 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.

17. 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 **February 17, 2016**.
18. 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.

PERMIT SPECIFIC CONDITIONS - PARKING PERMIT

19. The two on-site parking spaces will be reserved for use by supportive service staff. If in the future the duplex is no longer being used as permanent supportive housing and is being used as two individual duplex units, then one parking space shall be specifically dedicated to each unit.

PROJECT SITE SPECIFIC CONDITIONS

20. This grant shall authorize the construction and use of a duplex.
21. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated January 26, 2015.
22. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated September 24, 2015.
23. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated April 17, 2015.

Attachments:

Fire Department Letter dated January 26, 2015
Public Works Department Letter dated September 24, 2015
Public Health Department Letter dated April 17, 2015



**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: R2014-03096

DATE: 01/26/2015

LOCATION: 4618 East Compton Blvd., East Compton

PLANNER: Shaun Temple

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

CONDITIONS OF APPROVAL - ACCESS

1. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access (Compton Blvd.) to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1

CONDITIONS OF APPROVAL – WATER STSTEM

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
2. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
3. Fire Flow: The required fire flow for the public fire hydrants for this project is 1500 gpm at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
 - The fire flow is adequate per fire flow test performed by the Park Water Company on 02/23/15
4. The proposed building requires the installation of an approved automatic fire sprinkler system.

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: April 8, 2015



GAIL FARBER, Director

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>

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

September 24, 2015

IN REPLY PLEASE
REFER TO FILE LD-2

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Shaun Temple

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

CONDITIONAL USE PERMIT (CUP) NO. 201500029
PROJECT NO. R2014-03096
4618 EAST COMPTON BOULEVARD
ASSESSOR'S MAP BOOK NO. 6180, PAGE NO. 18, PARCEL NO. 900
UNINCORPORATED COUNTY AREA OF COMPTON

Thank you for the opportunity to review the site plan and zoning permit application for the project located at 4618 East Compton Boulevard in the unincorporated County area of Compton. The applicant is requesting authorization for a CUP to allow the construction and use of a proposed two-story duplex with an attached garage. The units will be used as permanent supportive housing for eight transition-aged youths with an office for the provision of supportive services (case management, individual therapy, and residence services) to the residents.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents and, therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed.

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

1. Road

- 1.1 Permission is granted to waive the five feet of additional alley dedication and alley improvements since the existing development pattern and the existing buildings constructed to the rear of the property would prevent any future widening to the alley.

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

2. Drainage/Grading

- 2.1 Submit a grading plan to Public Works for review and approval that incorporates Low-Impact Development standards, per County Code Section 12.84.440, in accordance with the Low-Impact Development Standards Manual, which can be found at <http://dpw.lacounty.gov/idd/web/forms.aspx>. Approval from all easement holders will be required prior to approval of the grading plan.

For questions regarding drainage/grading condition, please contact Toan Duong of Land Development Division at (626) 458-4921 or tduong@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



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

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Michael D. Antonovich
Fifth District

April 17, 2015

TO: Shaun Temple
Regional Planning Assistant II
Department of Regional Planning

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

SUBJECT: CUP CONSULTATION
PROJECT NO. R2014-03096/RCUP201500029
Transitory Duplex
4618 E. Compton Blvd., Los Angeles

- 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 request for the above referenced project. The project is a proposal for a two-story duplex for young adults (age 18-26) transitioning out of the foster system and is located in the C-3 Zone. The entitlement requests include a Parking Permit for requested parking requirement reductions.

The Department recommends approval of the CUP contingent upon the following conditions.

Potable Water Supply

The project is in the service area of the City of Los Angeles Department of Water and Power. The building shall be connected to public water. A current will serve letter shall be submitted to this Department following Public Hearing to ensure the availability of a sustainable supply of potable water.

Wastewater Disposal

The building shall be 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.



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.

The proposed project is a 2 unit, 8 bed permanent supportive housing development. Based on the modest scope of the project, any potential negative impacts should be minimal.

Although some consider PSH to be a nuisance use, our project will involve the construction of a state of the art high efficiency home, the only new residential construction in this area in decades. Additionally, the site's current vacancy allows for overgrowth and illegal dumping.

The proposed use will provide a valuable amenity and enhance the area's general welfare.

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

The size of the site will accommodate all Title 22 requirements for the proposed project.

C. That the proposed site is adequately served:

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

The proposed project will generate only minimal additional traffic, which will be easily accommodated by Compton Blvd., an arterial roadway that is relatively low-traffic in this area.

Additionally, this project's modest requirements for water, power and sewer will be easily accommodated by local service facilities.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



PARKING PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.1020, the applicant shall substantiate the following:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages.)

A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52.

The proposed use of this project is permanent supportive housing for transition aged youth (18-26 years).

As part of the service plan for the residents, site staff will assist residents in using alternative modes of transportation. Alternative modes of transportation may be subsidized with service program funds.

The 2 parking spaces will be reserved for use by supportive service staff.

B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces.

Because the 2 parking spaces will be designated for staff, and will be independently accessible there should be no conflicts arising from the proposed parking arrangements. Staff will coordinate their schedules to ensure that there is a need for no more than 2 parking spaces at any given time.

C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking lots will provide the required parking for uses.

The required parking for this use will be provided by the two designated spaces on-site.

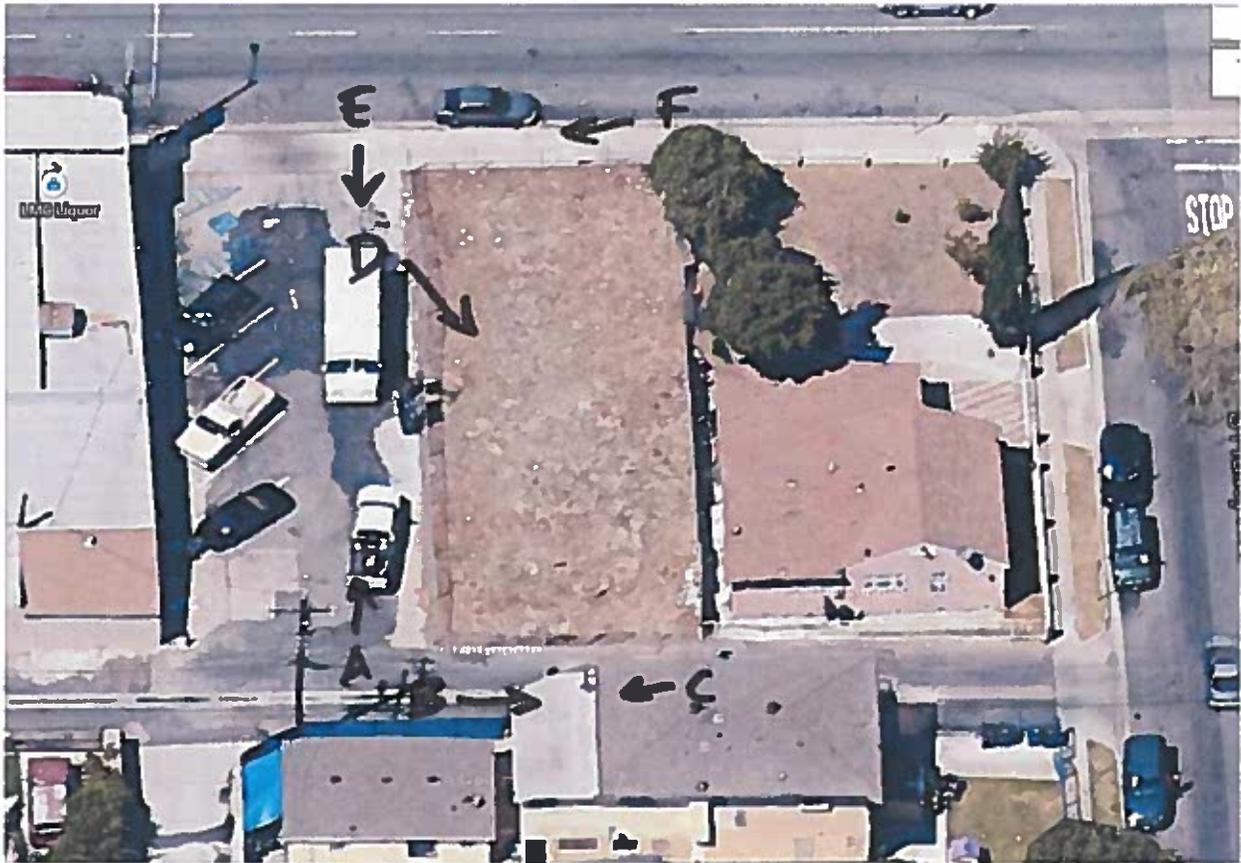
D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property.

In order to ensure that the requested parking permit will not affect surrounding areas, residents will be required to commit to using alternative transportation methods as a condition of their lease.

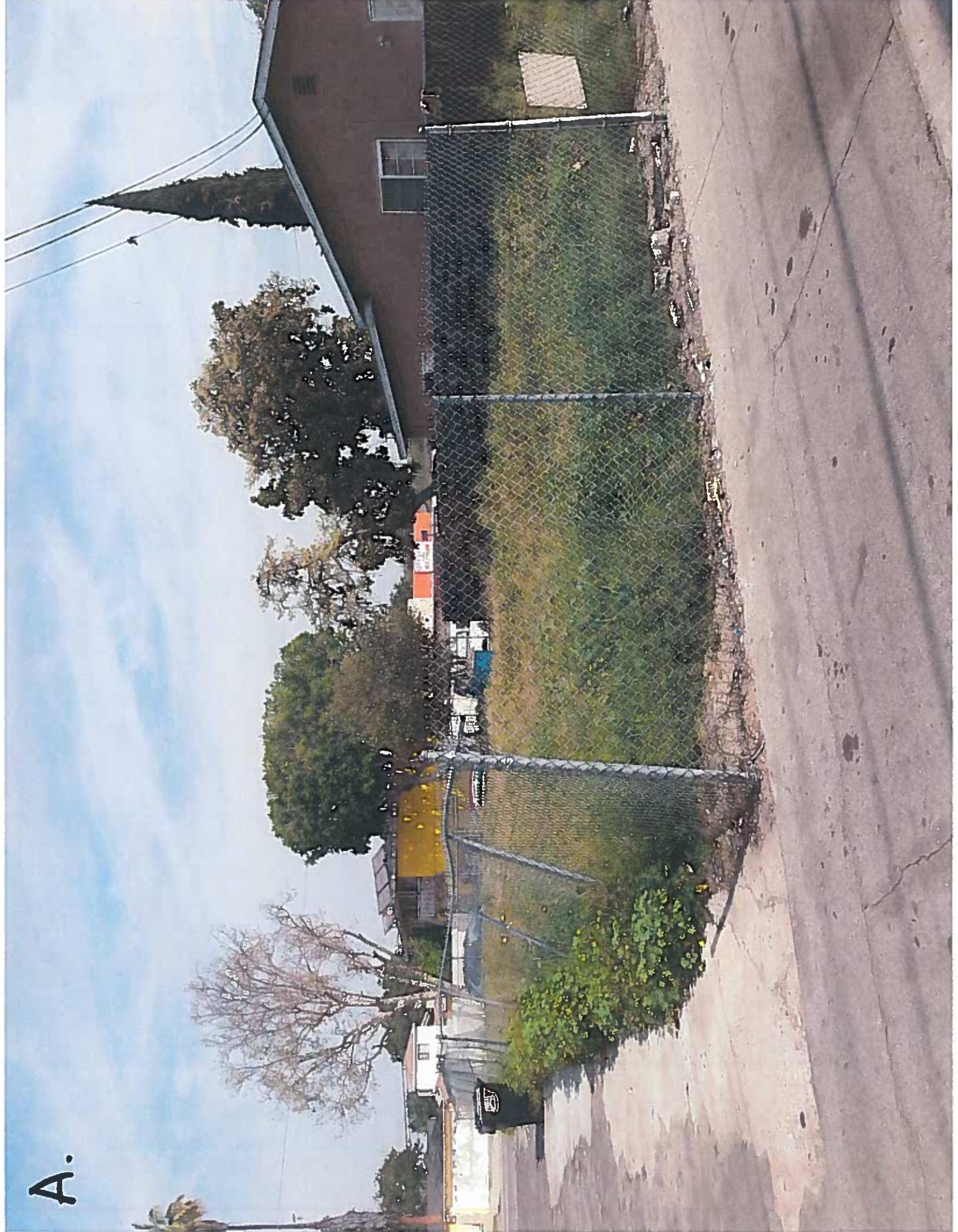
E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this ordinance.

The proposed site is adequate in size and dimension to accommodate all prescribed features, including yards, walls, fences, landscaping, and the proposed designated parking.

16. Photo-key Map



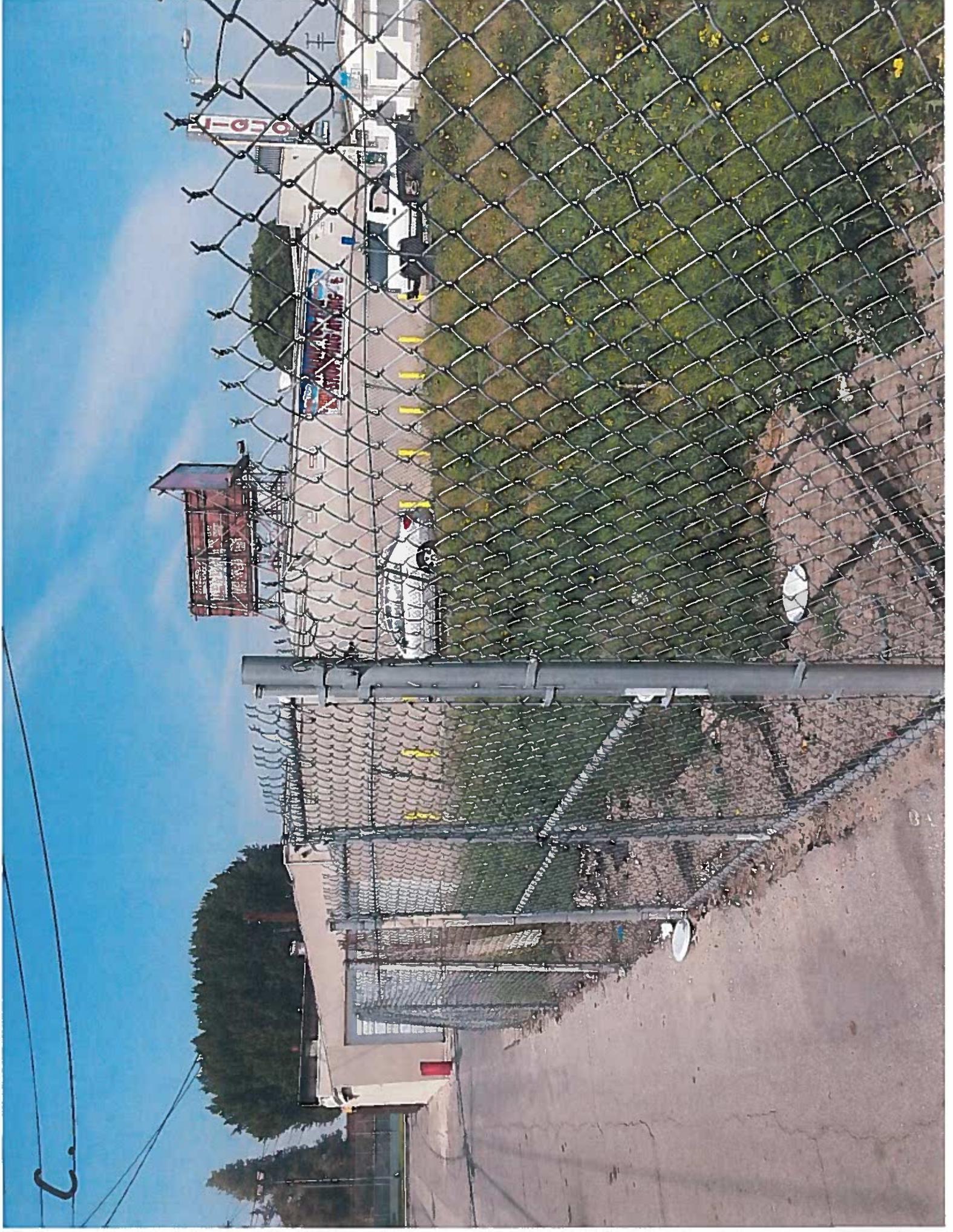
- A. Southwest corner facing North
- B. Southwest corner facing East
- C. Southeast corner facing West
- D. Northwest corner facing Southeast
- E. Northwest corner facing South
- F. Northeast corner facing West



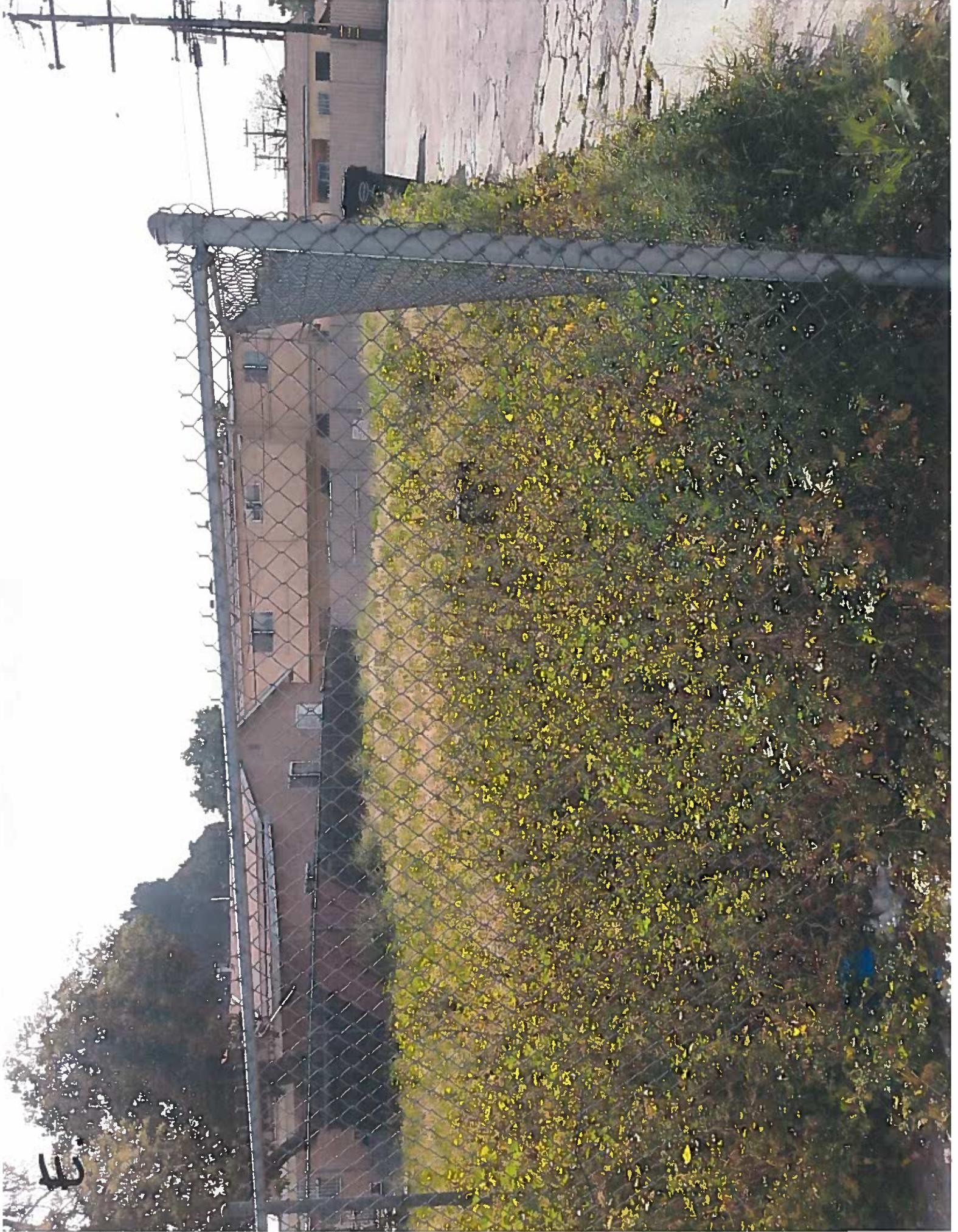
A.



B.







7

F.





Compton Housing Land Use and Zoning

Printed: Dec 01, 2015

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