



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

June 1, 2016

Richard J. Bruckner
Director

Carolina Romo
2400 N. Lincoln Avenue
Altadena, CA 91001

**REGARDING: PROJECT NO. R2015-02845-(2)
CONDITIONAL USE PERMIT NO. 201500116
HOUSING PERMIT NO. 201500005
1248 W. 105th STREET (APN 6060-012-900, et al.)**

The Regional Planning Commission, by its action of **June 1, 2016**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **June 15, 2016**. **Appeals must be delivered in person.**

Appeals:

To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Shaun Temple of the Zoning Permits West Section at (213) 974-6462, or by email at stemple@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Mi Kim, Supervising Regional Planner
Zoning Permits Section

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

c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement

MKK:sct

CC 060412

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02845-(2)
CONDITIONAL USE PERMIT NO. 201500116
HOUSING PERMIT NO. 201500005**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on June 1, 2016, in the matter of Project No. R2015-02845-(2), consisting of Conditional Use Permit No. 201500116 ("CUP") and Housing Permit No. 201500005 ("Housing Permit"). (The conditional use permit and housing permit are referred to collectively as the "Project Permits.")
2. The permittee, The Los Angeles County Housing Development Corporation ("permittee"), requests the Project Permits to authorize the construction and use of an apartment house with 100-percent of its units dedicated to affordable senior housing ("Project") on a property located at 1248 W. 105th Street in the unincorporated community of West Athens-Westmont ("Project Site").
3. The CUP is a request to build an apartment house in the R-2 zone pursuant to Los Angeles County Code ("County Code") section 22.20.200.
4. The housing permit is a request for the authorization of a density bonus and affordable housing incentives to increase density from 17 dwelling units per acre to 58 dwelling units per acre and to modify the front yard setback from 20-feet to 15-feet for a senior affordable housing development
5. The Project Site is 1.27 acres in size and consists of five parcels. The Project Site is rectangular in shape with flat topography and is undeveloped.
6. The Project Site is located in the West Athens-Westmont Zoned District and is currently zoned R-2.
7. The Project Site is located within the RD 3.1 (Two Family Residence – 8 to 17 dwelling units per acre) land use category of the West Athens-Westmont Land Use Policy Map.
8. Surrounding Zoning within a 500-foot radius includes:
 - North: R-2
 - South: R-2
 - East: R-2
 - West: R-2 and C-2

9. Surrounding land uses within a 500-foot radius include:

- North: Single-family and multi-family residential
- South: Single-family and multi-family residential
- East: Single-family and multi-family residential
- West: Single-family and multi-family residential, community garden, church, salon

10. The subject property is made up by five parcels that were originally developed with single family homes constructed in the 1920s, two were demolished in 1967 and three were demolished in 2003. The property is currently undeveloped.

11. The project is a 100-percent affordable housing development for seniors. Of the 74-units proposed, 37 will be reserved for homeless units at 30-percent of the area median income (AMI), 36 will be reserved for households at 50-percent AMI, and one unit will be reserved for a managers unit.

12. The Project Site is accessible via 105th Street.

13. The project will provide 38 resident parking spaces and 10 guest parking spaces. The parking will be uncovered and the resident parking will be located behind a security gate.

14. The Department of Public Works, in a letter dated May 3, 2016, cleared the project for public hearing with conditions imposed for road improvements, grading and drainage review requirements, water purveyor compliance, and submittal of building plans to Building & Safety. The Fire Department, in a letter dated December 16, 2015, cleared the project for public hearing with conditions requiring fire access maintenance, proof of fire flow for hydrants, and installation of a sprinkler system. The Department of Public Health, in a letter dated March 9, 2016, cleared the project for public hearing with conditions requiring connection to public water and public sewer.

15. Prior to the Commission's public hearing on the project, Regional Planning staff determined that the project qualified for an Affordable Housing Exemption pursuant to section 15194 of the State CEQA Guidelines. The project met the exemption as follows:

- The project is 1.27 acres, which is below 5 acre maximum.
- Per the 2010 Census, the census-defined place of Westmont had a density of 17,239 persons per square mile, which meets the requirement of having a population density of at least 5,000 persons per square mile.
- The project site was previously developed for qualified urban uses, those being residential homes.
- At 74-units the project meets the requirement for the construction of residential housing consisting of 100 or fewer units that are affordable to low-income households.

- The project will include a 55-year covenant to hold the units as affordable meeting the requirement for the developer of the project to provide sufficient legal commitment to ensure the continued availability and use of the housing units for lower income households.
- A Phase I Environmental Site Assessment was conducted for the project and concluded the following:
 - The project site does not contain wetlands, does not have value as an ecological community, does not harm species protected by the Endangered Species Act or by the Native Plant Protection Act, and does not cause destruction or removal of any species protected by local ordinance.
 - The project site is not included on any list of facilities and sites compiled pursuant to Section 659625 of the Government Code.
 - The project site does not have a significant effect on historical resources.
 - The project site is not subject to wildland fire hazard or unusually high risk of fire or explosion.
 - The project site does not present a risk of a public health exposure at a level that would exceed the standards established by any state or federal agency.
- Research on GIS-NET3 hazard layers for the County concluded the following:
 - The project site is not within a delineated earthquake fault zone.
 - The project site does not present a landslide hazard and is not in a flood plain, flood way, or restriction zone.
- The project site is not located on developed open space or within the boundaries of state conservancy.
- The project has not been divided into smaller projects to meet this exemption.

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. Mr. Henry Porter, President of the Southwest Community Association, sent in a letter of support stating that this project would be a benefit to the community and seniors in the area.

18. A duly noticed public hearing was held on June 1, 2016 before the Regional Planning Commission. Commissioners Louie, Shell, Pedersen, and Smith were present. Commissioner Modugno was absent. Staff presented the project and the applicant made themselves available for questions. Commissioner Louie inquired as to why the project had taken such a long period to bring to the Commission. The applicant responded that they had purchased the property 15 years ago and for the majority of that period they were unable to find a financially feasible use to develop. They had recently decided that a senior affordable housing apartment building with a density bonus would be a good use. Commissioner Smith asked if the project would have a 55-year covenant attached to ensure the continuing availability of the affordable units. Staff affirmed that a 55-year covenant is required as part of the conditions. Commissioner Shell asked if there would be support services outside of the on-site manager and if they would have their own office space in which to

operate. The applicant responded that the Salvation Army and other such groups would provide support service to the project site and that they would have their own office space to use. Mr. Henry Porter of the Southwest Community Association gave testimony in support of the project. There was no further testimony from the public. The Commission closed the public hearing and approved CUP No. 201500116 and Housing Permit No. 201500005 with conditions.

19. The Commission finds that the project qualifies for a density bonus pursuant to Section 22.52.1830 of the County Code as it is a 100-percent affordable housing project and because the permittee will be required to record a 55-year covenant to maintain relevant affordability criteria for lower income housing. Therefore, the project is consistent as a multi-family residential structure in the RD 3.1 land use category at a greater density than is normally allowed and the project is consistent with the General Plan and the West Athens-Westmont Community Plan.
20. The Commission finds that the project qualifies for affordable housing incentives and approves a modification to the front yard setback requirement from 20-feet to 15-feet as an incentive to an affordable housing project pursuant to section 22.52.1840 as it is a 100-percent affordable housing project. The project meets all other required development standards with a rear yard setback of 15-feet, side yard setbacks of at least 5-feet, a height of 35-feet, more than 50-percent of the front yard being landscaped, and by providing 38 resident parking spaces and 10 guest spaces per the parking standards for housing restricted to senior citizens. Therefore the project is consistent with the Zoning Code.
21. The Commission finds that the project is a 74-unit multi-family home located in a neighborhood with a mixture of multi-family homes of various sizes, including a 41-unit residential complex directly across the street, a 42-unit residential complex adjacent to the east, and a 62-residential unit senior housing complex on the same block to the west. The project site is adequately served by existing utility and street infrastructure and meets current zoning requirements. 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.
22. The Commission finds that other than the affordable housing incentive to modify the front yard setback from 20-feet to 15-feet, the project meets all other development standards for the R-2 Zone and the West Athens-Westmont CSD. 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
23. The Commission finds that the project fronts West 105th Street and that the project is not expected to produce a significant amount of traffic. Senior residents do not utilize

automobiles as frequently as others. The site is within walking distance of public transportation, shopping areas, a community garden, and a library. Therefore, the site is adequately served by highways or streets of sufficient width and by other public or private service facilities as are required.

24. The Commission finds that the project is a 74-unit multi-family home located in a neighborhood with a mixture of multi-family homes of various sizes, including a 41-unit residential complex directly across the street, a 42-unit residential complex adjacent to the east, and a 62-residential unit senior housing complex on the same block to the west. As such it fits in with the surrounding character of the area. Therefore, the proposed project at the location proposed has been designed to be complimentary to the surrounding area in terms of land use patterns and design.
25. The Commission finds that the Los Angeles County Housing Element promotes the development of affordable housing through density bonuses and other incentives designed to stimulate production of affordable housing. The project's 74-units of affordable senior housing will contribute to meeting the goals of the County's General Plan, and the Regional Housing Needs Assessment (RHNA). The project will have a 55-year covenant to maintain long term affordability. Therefore, the proposed project will assist in meeting affordable housing needs.
26. 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 West Athens-Westmont community. On April 27, 2016, a total of 124 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 6 notices to those on the courtesy mailing list for the West Athens-Westmont Zoned District and to any additional interested parties.
27. 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:**

WITH RESPECT TO THE CONDITIONAL USE PERMIT:

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

- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. That the 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.

WITH RESPECT TO HOUSING PERMIT:

- E. That the proposed project at the location proposed has been designed to be complimentary to the surrounding area in terms of land use patterns and design.
- F. That the proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15194 of the State CEQA Guidelines (Affordable Housing Exemption);
2. Approves Conditional Use Permit 201500116 and Housing Permit 201500005, subject to the attached conditions.

ACTION DATE: June 1, 2016

VOTE: 4:0:0:1

Concurring: Louie, Smith, Pedersen, Shell

Dissenting: 0

Abstaining: 0

Absent: Modugno

MKK:sct

June 1, 2016

c: Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02845-(2)
CONDITIONAL USE PERMIT NO. 201500116
HOUSING PERMIT NO. 201500005**

PROJECT DESCRIPTION

The project authorizes a conditional use permit for the construction and use of an apartment house in the R-2 Zone and a housing permit for a senior affordable housing development with a density bonus and an affordable housing incentive to modify the front yard setback requirements, 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. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall 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. 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 **\$600.00**. 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 **three (3)** inspections. There shall be one annual inspection for the first three years of the grant. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement

efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030 to the satisfaction of the County Librarian. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
11. 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 **August 1, 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 - (HOUSING PERMIT)

19. A 55-year affordability covenant and agreement for low income housing shall be recorded with the County Recorder. The covenant and agreement shall include a description of the total number of units, a description of the household income groups to be accommodated by the qualified project, a description of remedies, including monetary penalties, for breach of the agreement, the rules and procedures for qualifying tenants, filling vacancies, and establishing affordable rents. Under certain circumstances, and after consultation with the executive director of the Community Development Commission of the County of Los Angeles (CDC), the covenant and agreement may be terminated by the director of planning after making written findings as to the need for releasing the covenant and/or agreement.
20. The permittee shall register their affordable housing units with the CDC prior to the granting of a certificate of occupancy by DPW and the permittee shall register each affordable unit and certify annually with the CDC thereafter, on or before January 1 of each year, that affordable housing units will remain in conformance with the terms of the housing permit. The permittee shall pay monitoring fees pursuant to section 22.56.2640 to the satisfaction of the CDC.

PROJECT SITE SPECIFIC CONDITIONS

21. This grant shall authorize the construction and use of a 74-unit apartment house for affordable senior housing.
22. Structures on the property shall be well maintained. Fences and walls shall be kept in good repair. Structures shall be repainted as necessary to replace faded or peeling paint. The driveway and parking lot shall remain free of cracks.
23. All open areas and yards on the subject property must be continually well-maintained and free of all litter and debris.

24. No banners or other advertisements shall be displayed on the property.
25. Waste and recycling receptacles shall not block vehicular access to and from the project site.
26. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated May 3, 2016 to the satisfaction of said department.
27. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated December 16, 2015 to the satisfaction of said department.
28. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated March 9, 2016 to the satisfaction of said department.

Attachments:

Public Works Department letter dated May 3, 2016.

Fire Department letter dated December 16, 2015.

Public Health Department letter dated March 9, 2016.



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

May 3, 2016

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 
for Land Development Division
Department of Public Works

**CUP 201500116-1248 WEST 105TH STREET
ASSESSOR'S MAP BOOK NO. 6060, PAGE 11, PARCEL NO. 904, 905, AND 907
ASSESSOR'S MAP BOOK NO. 6060, PAGE 12, PARCEL NO. 900 AND 901
UNINCORPORATED COUNTY COMMUNITY OF WEST ATHENS-WESTMONT**

Thank you for the opportunity to review the site plan and zoning permit application for the project located at 1248 west 105th Street in the unincorporated County community of West Athens-Westmont. The proposed project includes the development of a senior, affordable, housing project consisting of a three-story apartment building containing 74 units with adjacent surface parking.

- 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; therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been address.

Road

1. Dedicate 9 feet of additional right of way on the alley, along the property frontage, to achieve an ultimate right of way of 15 feet from centerline. A fee will be required for the review of the dedication documents.
2. Construct base and pavement within the alley, along the property frontage, to achieve an ultimate alley width of 15 feet from the centerline. Relocation of utilities may be required to accommodate the widening of the alley.

3. Close all unused driveways with standard curb, gutter, and sidewalk along the property frontage on 105th Street to the satisfaction of Public Works.
4. Reconstruct the shared driveway on 105th Street at the northwest corner of the property to meet current Americans with Disabilities Act (ADA) guidelines. The driveway currently serves both 1320 W 105th Street and 1248 W 105th Street. The reconstructed driveway shall only serve the existing residence at 1320 W 105th Street since access to the new development will not be from this driveway.
5. Obtain a permission letter, subject to review and approval by Public Works, from the owner of Assessor Parcel Book No. 6060, page 11, Parcel 17 (1320 W 105th Street), to reconstruct the driveway at this location. It shall be the sole responsibility of the applicant to obtain all necessary permissions from off-site owners.
6. Construct the proposed driveway on 105th Street to meet current ADA guidelines. Relocate any affected utilities or street trees.
7. Provide and continuously maintain adequate sight distance (10 feet minimum) from the proposed driveway to the back of the sidewalk to the satisfaction of Public Works. This means there cannot be any obstructions such as landscaping above 3.5 feet in height within the 10-foot sight triangle.
8. Plant street trees along the property frontage on 105th Street to the satisfaction of Public Works. Please contact Public Works' Road Maintenance Division, Maintenance District 3 office, at (310) 348-6448 to obtain information regarding the desirable tree species to be planted along the property frontage. Any existing trees in the right of way shall be removed and replaced if not acceptable as street trees.
9. Remove the existing chainlink fence located along the property frontage within the public right of way of 105th street.
10. Submit street improvement plans and acquire street plan approval for the required road improvements listed above before obtaining a drainage or grading permit. Be advised that we currently have no known County construction projects within the limits of the project. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would prohibit any pavement work for 2 years after any pavement resurfacing or reconstruction project. The applicant is encouraged to contact this office periodically to determine scheduling of any future County project.

11. Execute an Agreement to improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Ed Gerlits of Public Works' Land Development Division at (626) 458-4953 or egerlits@dpw.lacounty.gov

Grading/Drainage

1. Submit a drainage and grading plan for review and approval to provide for the proper distribution of drainage including contributory drainage from adjoining properties.
2. Comply with National Pollutant Discharge Elimination System, Storm Water Management Plan, and water quality requirements.
3. Comply with the Low-Impact Development (LID) per County Code 12.84.460. The LID Standards can be found at <http://dpw.lacounty.gov/idd/web/>.
4. Obtain soil/geology approval of the grading plan by Public Works' Geotechnical and Materials Engineering Division.
5. Provide a Covenant, Condition, and Restriction (CC&R) or a maintenance agreement for any privately maintained drainage devices.

For questions regarding grading/drainage conditions Nos. 1-3, please contact Toan Duong of Public Works' Land Development Division at (626) 458-4921 or tduong@dpw.lacounty.gov.

For questions regarding grading/drainage conditions Nos. 4 and 5, please contact Mr. Gerlits of Public Works' Land Development Division at (626) 458-4953 or egerlits@dpw.lacounty.gov.

Water Supply

1. Comply with all requirements stipulated by the local water purveyor. The attached Will Serve letter issued by Golden State Water Company dated September 2, 2015, will expire on September 2, 2016. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

For questions regarding the water supply condition, please contact Tony Khalkhali of Public Works' Land Development Division at (626) 458-4921 or tkhalkhal@dpw.lacounty.gov.

Mi Kim
May 3, 2016
Page 4

Building and Safety

1. Submit building plans to Public Works' Building and Safety Division, Southwest District office, for review and permit issuance.

For questions regarding the Building and Safety condition, please contact Roy Itani of Building and Safety Division at (323) 820-6500 or ritani@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Mr. Gerlits at (626) 458-4953 or egerlits@dpw.lacounty.gov.

ECG:tb

P:\dpub\SUBPCHECK\Plan\CUP\CUP 201500116-1248 W 105TH ST\TCUP 201500116\2016-03-17 TCUP 201500116 SUB\CUP 201500116-1248 .docx



September 2, 2015

Ms. Jacqueline Reyes
Birbagroup Architects
2350 Hyperion Avenue
Los Angeles, California 90027

**Re: Will Serve Letter
1248 W. 105th Street
Los Angeles, California**

Dear Ms. Reyes:

This letter is to inform you that water service is available to the above referenced address from Golden State Water Company's (GSWC) Southwest District water system located in Los Angeles. Service to the address can be provided from our existing water facilities within 105th Street.

Upon completion and execution of an agreement between Golden State Water Company (GSWC), and that contains satisfactory financial arrangements and other provisions governing the extension of water service under the Water Service Agreement, GSWC will begin providing water service for the referenced address once all owner obligations have been satisfied. Analysis of more detailed development plans may require the owner to participate in the construction of special facilities prior to the Company providing water service.

GSWC is committed to providing water service to all customers within its service area, consistent with the company's obligations under rules, statutes and regulations of both the California Department of Public Health and the California Public Utilities Commission.

Unless modified or extended by GSWC, this Will Serve Letter shall terminate and be of no further force and effect one year from the date indicated above.

If you have any questions concerning the issues addressed in this letter, please let us know.

Sincerely,

Melynda Holm
Operations Engineering Technician
Central/Southwest District



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: R2015-02845 MAP DATE: FD 12/16/2015
LOCATION: 1248 W. 105th Street, West Athens-Westmont
PLANNER: Adrine Arakelian

13. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

GATES REQUIREMENTS

1. When security gates are provided, maintain a minimum access width of 28 feet. The security gate shall be provided with an approved means of emergency operation, and shall be maintained operational at all times and replaced or repaired when defective. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F220. Gates shall be of the swinging or sliding type. Construction of gates shall be of materials that allow manual operation by one person. Fire Code 503.6
2. All gates, to control vehicular access, shall be in compliance with the following:
 - a. The keypad location shall be located a minimum of 50 feet from the public right-of-way.
 - b. All locking devices shall comply with the County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices.

WATER STSTEM REQUIREMENTS

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.



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

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

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Acting Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
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March 9, 2016

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

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

SUBJECT: CUP Consultation
PROJECT NO. R2015-02845/ CUP 201500116
Senior Affordable Housing
1248 W. 105th Street, West Athens-Westmont

- 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 information provided for the project identified above. The CUP request is for the construction of an affordable senior housing apartment center. The project will include 74 one-bedroom units, in a three-story structure, 35' tall structure.

The Department recommends approval of the CUP.

Potable Water Supply

The proposed housing apartment complex is in the jurisdiction of a municipal water company (Southern California Water Company). The project shall remain connected to public water for its source of potable water. A current will serve letter has been submitted to this Department ensuring water service.

Wastewater Disposal

The proposed project shall be connected to the public sewer.

Noise

Staff from Toxics Epidemiology Program (TEP) reviewed the noise contour map showing the 65 dBA contour line and the requested certified listing of the noise mitigation design features.

We feel that The BIRBAGROUP Architects noise mitigation and air quality plans will significantly minimize the noise and air quality issues as presented. Additionally, the design and specific building envelopes will comply with the strict LEED Gold Certification for building envelope and interior noise proofing.

Regarding the air quality comment on the initial comments review letter dated November 17, 2015, the inclusion of the LEED design application to the ventilation system will help to minimize the infiltration of particle matter from vehicular sources into the living spaces.

For questions regarding the above section, please contact Robert Vasquez or Evenor Masis at (213) 738-3220 or at rvasquez@ph.lacounty.gov and emasis@ph.lacounty.gov.

For any other questions regarding this report, please feel free to contact me at (626) 430-5380 or mtsiebos@ph.lacounty.gov.