November 27, 2018

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

PROJECT NO. TR069504-(5)
SPECIFIC PLAN AMENDMENT NO. 200700005
CONDITIONAL USE PERMIT No. 200700114
VESTING TENTATIVE TRACT MAP No. 069504
ENVIRONMENTAL ASSESSMENT NO. 200700098
APPLICANT: CANTWELL-ANDERSON, INC.
ALTADENA ZONED DISTRICT
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)

SUBJECT

The Project (Project) is a proposal to amend the La Viña Specific Plan (LVSP), to create 18 single family residence lots, one private recreation lot developed with a club house, swimming pool and open space, and a private and future street lot on 7.18 gross (5.75 net) acres, and to authorize development in a hillside management area and modify conditions of approval that restrict land use within the La Viña community.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Indicate its intent to adopt the Addendum to the certified final Supplemental Environmental Impact Report (SEIR).

2. Indicate its intent to adopt the attached resolutions to approve Specific Plan Amendment No. 200700005.

3. Indicate its intent to approve Vesting Tentative Tract Map (VTTM) No. 069504 and Conditional Use Permit (CUP) No. 200700114, subject to the attached findings, and conditions.
PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Implementation of the Project's proposed residential and private recreation uses, along with the necessary infrastructure and facilities for such uses, will require the adoption of a Specific Plan amendment and the approval of a VTTM and a CUP. The Specific Plan regulates development on the site through the Specific Plan Land Use Plan and the development standards and regulations contained in Specific Plan No. 2, the LVSP. The Specific Plan amendment will amend LVSP, a component of the General Plan recently updated and adopted by the Board of Supervisors (Board) on October 6, 2015, by modifying the land use category of the project site from R (Recreation) and S (School) to R and R-1 (Single-Family Residential), amending language within the Specific Plan regarding maximum permitted density (from 272 to 290) and required parking for the La Viña Community and to eliminating discussions and regulations applicable to the private school use. The CUP will authorize grading and other development within a hillside management area. The VTTM will authorize the creation of 18 single-family residence lots, one private recreation lot developed with a club house, swimming pool and open space, and a private and future street lot on 7.18 gross (5.75 net) acres set within the gated La Viña Community containing single family residence dwelling units.

General/Area Plan Consistency

The Department of Regional Planning (Department) staff has determined that the Project is consistent with the following policies of the General Plan:

- **Assure that new development is compatible with the natural and manmade environment by implementing appropriate location controls and high quality design standards.**
  The Project proposes to use an existing pad, graded for school use, which is currently undeveloped. The immediate surroundings are single family residence lots which speak to compatibility.

- **Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic.**
  The proposed use is equal in character in that single family residences will be built similarly in height and architectural designs as the existing homes and would cause less environmental degradation including noise, noxious fumes, glare, shadowing and traffic than a 500-student school.

- **To maintain the character of existing low density residential neighborhoods and also to provide additional areas to accommodate future market demand.**
The Specific Plan permits single family residences within the planning area and the proposal is 3.3 dwelling units per acre, less than the maximum 6 dwelling units per acre allowed within the General Plan and the Altadena Community Plan. The Project will be built out to a maximum of 290 units and the rate of growth will remain reasonably consistent as calculated in the certified final SEIR.

The Department’s staff has determined that the Project supports the following policies of the Altadena Community Plan:

- **Preserve existing residential neighborhoods... community facilities, and environmental amenities.**
  The proposed Project is similar in size and scale to the existing community. The recreation area and open space add an environmental amenity to the area.

- **Provide for new development which is compatible with and complements existing uses.**
  The proposed Project is similar in size and scale to the existing community with building pad sites not larger than the original home sites. The Project replaces an approved 500-student school with 18 single family residences and does not raise important new issues about the significant effects on the environment.

### Implementation of Strategic Plan Goals

The Project implements the following Goals and Strategies of the 2016-2021 Los Angeles County Strategic Plan:

**GOAL II: FOSTER VIBRANT AND RESILIENT COMMUNITIES**

- **(II.2.2) Expand Access to Recreational and Cultural Opportunities,** by purchasing or contributing funds to the enhancement and development of the property containing the Owen Brown gravesite for historical preservation and documentation,

- **(II.2.4) Promote Active and Healthy Lifestyles,** by developing a walkable built environment that encourages physical activity and that links housing to recreational destinations via a comprehensive and integrated walkway and trail network,

- **(II.3.1) Improve Water Quality, Reduce Water Consumption, and Increase Water Supplies,** by implementing the Lincoln Avenue Water Company Urban Water Management Plan that details water sources, conservation measures, use reduction
plans, current and projected water demand, and reliability of water service into the future with water conservation and consumption budgeting that will help reduce domestic water use over the previously proposed school use,

- (II.3.2) **Foster a Cleaner, More Efficient, and More Resilient Energy System**, by ensuring electricity demand will be met by onsite renewable energy sources, and

- (II.3.3) **Address the Serious Threat of Global Climate Change**, through onsite renewable energy generation and reduced vehicle miles traveled since private recreation is proposed along with open space,

**GOAL III: REALIZE TOMORROW'S GOVERNMENT TODAY**

- (III.3.9) **Enhance County's Fiscal Strength Through Long Term Planning** and (III.4) **Engage and Share Information with Our Customers, Communities and Partners**, by allowing the incorporation of the private and future streets into the project to be constructed by the developer and maintained by the Homeowner’s Association (HOA) and by facilitating the public trust through transparency, public participation and sharing of information with residents during entitlements and authorizations to issue building permits for private residence and private recreation construction projects.

**FISCAL IMPACT/FINANCING**

Approval of the Project would result in no new significant costs to the County or to the Department, as the proposed Project is a private development. All construction and operating costs will be borne by the Project developer. Existing and proposed infrastructure and public services are adequate to accommodate the proposed Project, as confirmed by the Fire Department, Public Works Department, Parks and Recreation Department and Public Health Department.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A duly noticed and publicized public hearing was held before the Regional Planning Commission (Commission) for the Project on August 15, 2018. The Commission heard the Department’s staff presentation and testimony from the applicant in support of the Project. The Commission heard public testimony and discussed the Project.

The Commission voted unanimously to recommend approval to the Board.
ENVIRONMENTAL DOCUMENTATION

An Addendum to the certified final SEIR for the original Project was prepared in compliance with the California Environmental Quality Act and the County environmental guidelines to account for the proposed lots, elimination of the 500-student school and retention of the multi-purpose recreational area within the existing Specific Plan area. The Addendum concluded that the lots as proposed would not result in any increased or additional environmental impacts beyond those which were analyzed in the SEIR, and therefore concluded that further supplemental environmental analysis was not required.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Project entitlements is anticipated to have no negative impact on current services.

For further information, please contact Mr. Steven Jones at (213) 974-6433 or sdjones@planning.lacounty.gov.

Respectfully submitted,

Amy J. Bodek, AICP
Director

Attachments: Resolution, Findings and Conditions of Approval
Commission Information Package

c: Executive Office, Board of Supervisors
   Assessor
   Chief Executive Office
   County Counsel
   Public Works

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PUBLIC HEARING

BOARD AGENDA TEXT: LA VÍÑA SPECIFIC PLAN AMENDMENT AND SUBDIVISION

1. De novo hearing on Project No. TR069504-(5), Plan Amendment No. 200700005, Vesting Tentative Tract Map No. 069504, and Conditional Use Permit No. 200700114 and an addendum to the final Supplemental EIR associated with Environmental Assessment No. 200700098, to change the site’s La Víña Specific Plan land use category from R (Recreation) and S (School) to R and R-1 (Single-Family Residential), to amend language within the Specific Plan to create 18 single-family residence lots, one private recreation lot developed with a club house, swimming pool and open space and one private and future street lot, and to authorize modifications of conditions of approval of CUP 200700114 and to authorize development within a hillside management area within Zone SP (Specific Plan) on 7.18 gross acres. The project is located at the intersection of Lincoln Avenue and Millard Canyon Road in the Altadena Zoned District within the Altadena Community Standards District and is applied for by the applicant, Cantwell-Andersen, Inc.