

Hearing Officer Transmittal Checklist

Hearing Date
12/17/2013
Agenda Item No.
12

Project Number: R2012-00835-(4)
Case(s): Vesting Tentative Tract Map No. 071925
Yard Modification No. 071925
Environmental Assessment Case No. 201200103
Planner: Jodie Sackett

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(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
- _____
- _____
- _____

Reviewed By: Nooshin Faidar



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

PROJECT NUMBER

R2012-00835

HEARING DATE

12/17/13

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 071925
 Yard Modification No. 071925
 Environmental Assessment No. 201200103

PROJECT SUMMARY

OWNER / APPLICANT

John Waldron

MAP/EXHIBIT DATE

December 18, 2012

PROJECT OVERVIEW

A proposed subdivision of one existing parcel of land into one multi-family lot with seven detached residential condominium units on 0.65 gross (0.53 net) acres. Associated with the subdivision is a Yard Modification request for a maximum 8-foot high fence and gate within the required front yard setback located on Arcadia Drive, and an infill request to allow up to seven residences on the property. The site is currently undeveloped. The surrounding area mainly consists of single-family homes, duplexes and triplexes, with a YMCA located along the easterly property border and an apartment building located along the westerly property border. There is one oak tree on the adjacent lot to the west; the project will not affect this oak, and there are no oaks located onsite.

LOCATION

East of the intersection of Bellmarin Dr. and W. 3rd Street,
 La Rambla

ACCESS

Arcadia Dr.

ASSESSORS PARCEL NUMBER(S)

7452-023-028

SITE AREA

0.65 gross (0.53 net) Acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

La Rambla

LAND USE DESIGNATION

1 (Low Density Residential)

ZONE

R-2 (Two Family Residence)

PROPOSED UNITS

7

MAX DENSITY/UNITS

3.9 (Infill Requested)

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration: It has been determined that the project will not have a significant effect on the environment pursuant to CEQA reporting requirements.

KEY ISSUES

- Infill Request: For additional density to allow up to 7 dwellings on the property. Satisfaction of General Plan findings for Infill.
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.48.180 (Yard Modification Burden of Proof Requirements)
 - 22.20.170 (R-2 Zone Standards)

CASE PLANNER:

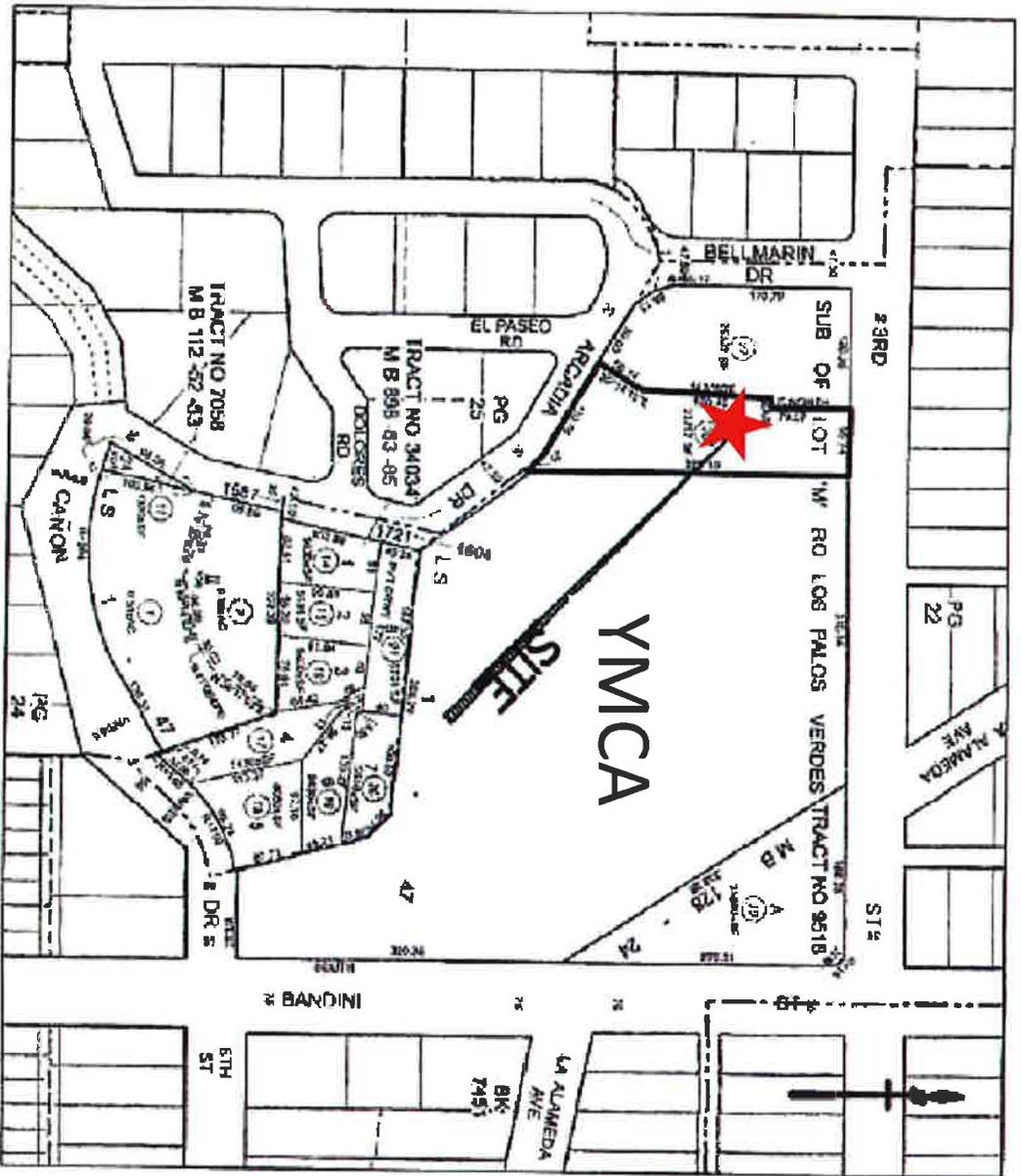
Jodie Sackett

PHONE NUMBER:

(213) 974 - 6433

E-MAIL ADDRESS:

jsackett@planning.lacounty.gov



VICINITY MAP
NOT TO SCALE

ENTITLEMENTS REQUESTED

- Vesting Tentative Tract Map: A proposed subdivision for one multi-family lot with seven detached residential condominium units on 0.65 gross (0.53 net) acres. Infill has been requested to allow up to seven dwelling units on the property.
- Yard Modification: A request for a maximum 8-foot high fence and gate within the required front yard setback.

PROJECT DESCRIPTION

Site/Building Design: The project proposes seven new detached residential condominium units on one undeveloped parcel of land. The new residences are designed like single-family homes, each two stories in height (Units 6 and 7 will appear as two stories when viewed from 3rd St. but will be three stories due to the change in grade). All homes will comply with the maximum allowed height standard of 35 feet. Each home will have its own attached two-car garage. No onsite guest parking is required since the development proposed less than 10 dwelling units. Units 6 and 7 as depicted on the site plan are oriented north-south and will face 3rd Street with front yards and porches. Units 2 through 5 are oriented east-west and will face west towards the adjacent apartment building and Bellmarin Drive. Units 1 through 5 will have back yards ranging from 10 to 20 feet in depth. Unit 1 will have the majority of building frontage along Arcadia Drive, and will be designed with a front porch facing the street to make it more attractive.

Access/Walls/Gates: Vehicular access into the project is taken from Arcadia Drive via a 26-foot wide private driveway and fire lane. All resident vehicles will gain access to the units via the driveway/fire lane located on Arcadia, which is proposed to be gated. The site slopes downwards from 3rd St. towards Arcadia Drive, with a change in elevation of approximately 20 feet. Due to the grade change, a combination retaining wall and fence is proposed along the property line at the Arcadia Drive public sidewalk. The combination wall/fence will vary in height from 6 to 8 feet. A side-yard retaining wall is also proposed along the easterly property boundary and will have a variable height of 1 to 6 feet.

Grading/Oak Trees: A total of 878 cubic yards of cut and 2,636 cubic yards of fill grading is proposed, with 1,758 cubic yards proposed to be imported from offsite. There are no oak trees located on the subject property; however, there is one large oak tree located offsite and to the north, just west of proposed Unit 6. The project will not encroach into the protected zone of the oak tree.

EXISTING ZONING

The subject property is zoned R-2 (Two-Family Residence).

Surrounding properties are zoned as follows:

North: R-2

South: R-1 (Single-Family Residence)

East: IT-DP (Institutional-Development Program), C-2 (Neighborhood Business), R-3 (Limited Multiple Residence)

West: R-2, R-1

EXISTING LAND USES

The subject property is currently undeveloped.

Surrounding properties are developed as follows:

North: Single-family residences, duplexes, multi-family residences

South: Single-family residences, vacant lots

East: YMCA

West: Apartment building, single-family residences

PREVIOUS CASES/ZONING HISTORY

None

ENVIRONMENTAL DETERMINATION

The Los Angeles County ("County") Department of Regional Planning recommends that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there is no evidence that the project may have a significant impact on the environment.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Category 1 (Low Density Residential) land use category of the Countywide General Plan (General Plan). This designation is primarily intended for single-family residences at a density of 1 to 6 dwellings per gross acre. The project proposes seven detached condominium residences at a density of 10.8 dwellings per gross acre. Detached condominiums are consistent with a single-family land use designation; however, as the proposed density exceeds the maximum allowed by Category 1, the applicant has filed an infill request for Category 2 (Low-Medium Density Residential, 6-12 dwellings per gross acre) to allow the proposed seven dwellings on the property. Without infill, the property could only be developed with a maximum of three dwellings. See below.

Infill Study/Burden of Proof

Staff has reviewed the applicant's infill analysis and burden of proof statement. Detached condominiums are consistent with the surrounding land uses, which contain a mixture of single and multi-family units. Further, a YMCA recreational facility exists to the immediate east, which supports a more active and healthy lifestyle for future residents within close walking distance. Lastly, the development is designed with sufficient onsite access and parking that will minimize impacts to the surrounding neighborhood, and will be constructed with detached residences that have building heights and setbacks that are compatible with adjacent development. The project is therefore consistent with the General Plan infill policy. Staff has determined that the infill burden has been satisfied, and that the request for additional density should be granted. **The applicant's Infill Burden of Proof Statement is attached.**

Infill Policy

The General Plan contains objectives and policies that support infill development on vacant and by-passed parcels of urban land. Infill is desirable from a land use perspective because it places new density in locations that are already served by facilities such as a public sewer and water systems, public transit, and community destinations such as shopping and recreation. Thus, it is a more efficient and economical use of land. Promoting infill also helps to reduce demand for suburban ("greenfield") development, which tends to consume more land and require greater use of the private automobile, increasing environmental impacts. Thus, infill is a more sustainable form of development. Lastly, infill development encourages neighborhood revitalization through new construction and the elimination of vacant lots (or dilapidated structures) which often act as neighborhood nuisances.

The following policies of the General Plan support the proposed project:

- Land Use Element Objective 1: *"Provide for land use arrangements that take full advantage of existing public service and facility capacities"*. The proposed development will connect to existing public sewer and water facilities that have sufficient capacity to serve the project.
- Land Use Element Objective 7: *"Foster compatible land use arrangements that contribute to reduced energy consumption and improved air quality"*. The proposed development will encourage less use of the private automobile, which contributes to less energy consumption and better air quality.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.20.170 of the County Code, new detached dwellings (single-family residences) are permitted in the R-2 Zone and are subject to the following development standards:

- Lot area per dwelling unit: 2,500 square feet
- Maximum building height: 35 feet
- Minimum front/side/rear yard setback: 20/5/15 feet
- Minimum parking: 2 covered spaces per dwelling
- Maximum wall/fence height (front/side/rear yard): 3.5/6/6 feet

As currently designed, the proposed development is consistent with all the above standards, except for the maximum allowed wall/fence height. Therefore, the applicant has filed a Yard Modification request. See below.

Yard Modification

Pursuant to Section 22.48.180 of the Zoning Code, the applicant has filed a yard modification to allow combination retaining wall/fences up to a height of 8 feet within the required front yard area along Arcadia Street. Staff has reviewed the request and the

applicant's burden of proof statement, and determined that the burden has been satisfied. A change in topography (elevation) from the north to the south side of the property, along with an existing pattern of higher walls and fences immediately south of the site along Arcadia Drive, would make the strict application of the Code height requirement impractical or pose an unnecessary hardship. **The applicant's Yard Modification Burden of Proof Statement is attached.**

Neighborhood Impact/Land Use Compatibility (Staff Conclusion)

Based on the above analysis, staff finds the proposed detached residential condominium development compatible with the surrounding neighborhood. The project supports sound, compatible infill development while utilizing design features that make it aesthetically attractive (with front porches along W. 3rd St.), compatible with surrounding development (similar building heights, higher walls/fences along Arcadia), and responsive to sensitive resources (avoids impacts to an adjacent oak tree).

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Subdivision Committee

The Los Angeles County Subdivision Committee (Committee) consists of the following departments: Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Staff has received reports from all other four members of the Committee. Based on the most recent Committee meeting held on January 24, 2013 (tentative map dated December 18, 2012), all departments have cleared the project for approval. **The Subdivision Committee Reports are attached.**

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.

Noticing/Posting Dates:

- Site Posting: 11-13-13
- Notice Mailing (to all residents within 500 feet): 11-14-13
- DRP Website: 11-14-13
- Newspaper Ad (La Opinion and Press Telegram): 11-16-13
- Library Posting: 11-18-13

PUBLIC COMMENTS

As of December 5, 2013, staff has received correspondence from four local residents of the area. Three residents were primarily concerned about the lack of on-street parking in the area, and that the project does not provide any onsite guest parking. A summary of comments is provided below:

- 11/18/13, E-mail from a local resident. Not against the development, but asking whether the project will be required to install new street lights along W. 3rd St. Says the street is dark/un-lit at night. Spoke with resident by phone and replied

to e-mail. Indicated to resident that the project will be required to install a new street light in the public right-of-way along W. 3rd Street, per the approval conditions of Public Works dated 5-28-13.

- 11/27/13, Phone call from a local resident at 313 Bellmarin Dr., who lives in front of/across the street from site. Five units are ok but not seven, due the street parking situation (lack of street parking for guests). On 12/3/13, also spoke with resident in-person during a site visit. Resident claimed that the adjacent apartment building (under same ownership) is renting-out vehicle garages as storage spaces, worsening street parking on the block. Resident also complained that portions of Arcadia Dr. and Bellmarin lacked sidewalks on one or both sides of the street, forcing residents to walk in the street. Indicated to resident that the project will have sidewalks on both of its abutting street frontages, including a new sidewalk length to be constructed along Arcadia Dr.
- 11/27/13, E-mail from a local resident, concerned about the height of the new units (could be blocking some residents' ocean views?) and also availability of guest parking. Replied to resident via e-mail.
- 11/30/13, E-mail from a local resident, concerned about owner's previous illegal activities (zoning violations?-- including storage of construction vehicles onsite), and also lack of adequate guest parking due to street parking conditions. Does not agree with Infill density increase, and thinks number of units should be reduced to two and that the project provide more guest parking. Also spoke with resident via phone.

SITE VISIT

On December 3, 2013, staff visited the project site, at approximately 9:00 AM. Staff observed that the site was mostly vacant, except for a small boat, a small pile of concrete blocks, and three short lengths of steel (appx. 10-12 ft. long) contained on the site. (See attached photos.)

The street parking situation appeared to be not as severe as intimated by residents' correspondence, and staff noticed several parking spaces available along W. 3rd St. and Bellmarin Dr. Granted, the vacancies may have been due to the timing of the site visit. Staff noticed that Arcadia Drive was completely devoid of any parked vehicles. There were also no street parking signs posted on any of the adjacent streets-- Bellmarin, W. 3rd St. or Arcadia Drive. Therefore, staff could not ascertain whether the emptiness of Arcadia Drive was due to, for example, street cleaning or a prohibition on street parking.

Regarding the contention that the adjacent apartment vehicle garages were being used for personal storage, staff did not see any evidence of this, and in general, the apartment property seemed clean and orderly.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

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

Staff recommends **approval** of Project Number R2012-00835-(4), Vesting Tentative Tract Map No. 071925, and the associated Yard Modification request, subject to the attached findings and conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, ADOPT THE NEGATIVE DECLARATION PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE VESTING TENTATIVE TRACT MAP NO. 071925 AND THE ASSOCIATED YARD MODIFICATION, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Jodie Sackett, Senior Planner, Land Divisions Section
Reviewed by Nooshin Paidar, Supervising Regional Planner, Land Divisions Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statements
Correspondence
Environmental Document No. 201200103
Site Photographs, Aerial Image
Site Plan (Tentative Map, Exhibit Map)
Land Use Map

NP:jds
12/5/13

**FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-00835-(4)
VESTING TENTATIVE TRACT MAP NO. 071925**

1. **ENTITLEMENT(S) REQUESTED.** The applicant, John Waldron, is requesting a vesting tentative tract map, infill, and yard modification to authorize one multi-family lot with seven detached residential condominium units on 0.65 gross (0.53 net) acres in the R-2 (Two Family Residence) Zone pursuant to County Code Sections 21.04.020 and 22.48.180,
2. **HEARING DATE(S).** December 17, 2013
3. **PROCEEDINGS BEFORE THE HEARING OFFICER].** A duly noticed public hearing was held on December 17, 2013 before the Hearing Officer. RESERVED.
4. **PROJECT DESCRIPTION.** Site/Building Design: The project proposes seven new detached residential condominium units on one undeveloped parcel of land. The new residences are designed like single-family homes, each two stories in height (Units 6 and 7 will appear as two stories when viewed from 3rd St. but will be three stories due to the change in grade). All homes will comply with the maximum allowed height standard of 35 feet. Each home will have its own attached two-car garage. Guest parking will be provided on-street; no onsite guest parking is required (under 10 dwelling units). Units 6 and 7 as depicted on the site plan are oriented north-south and will face 3rd Street with front yards and porches. Units 1 through 5 are oriented east-west and will face west towards the adjacent apartment building and Bellmarin Drive. Units 1 through 5 will have back yards ranging from 10 to 20 feet in depth. Unit 1 will have the majority of building frontage along Arcadia Drive, and will be designed with a front porch facing the street to make it more attractive.

Access/Walls/Gates: Vehicular access into the project is taken from Arcadia Drive via a 26-foot wide private driveway and fire lane. All resident vehicles will gain access to the units via the driveway/fire lane located on Arcadia, which is proposed to be gated. The site slopes downwards from 3rd St. towards Arcadia Drive, with a change in elevation of approximately 20 feet. Due to the grade change, a combination retaining wall and fence is proposed along the property line at the Arcadia Drive public sidewalk. The combination wall/fence will vary in height from 6 to 8 feet. A side-yard retaining wall is also proposed along the easterly property boundary and will have a variable height of 1 to 6 feet.

Grading/Oak Trees: A total of 878 cubic yards of cut and 2,636 cubic yards of fill grading is proposed, with 1,758 cubic yards proposed to be imported from offsite. There are no oak trees located on the subject property; however, there is one large oak tree located offsite and to the north, just west of proposed Unit 6. The project will not encroach into the protected zone of the oak tree.

5. **LOCATION.** East of the intersection of Bellmarin Dr. and W. 3rd Street, La Rambla
6. **EXISTING ZONING.** R-2
7. **EXISTING LAND USES.** None/Undeveloped
8. **PREVIOUS CASES/ZONING HISTORY.** None
9. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The project site is located within the Category 1 (Low Density Residential) land use category of the Countywide General Plan (General Plan). This designation is primarily intended for single-family residences at a density of 1 to 6 dwellings per gross acre. The project proposes seven detached condominium residences at a density of 10.8 dwellings per gross acre. Detached condominiums are consistent with a single-family land use designation; however, as the proposed density exceeds the maximum allowed by Category 1, the applicant has filed an infill request for Category 2 (Low-Medium Density Residential, 6-12 dwellings per gross acre) to allow the proposed seven dwellings on the property.
10. **INFILL REQUEST.** Staff has reviewed the applicant's infill analysis and burden of proof statement. Detached condominiums are consistent with the surrounding land uses, which contain a mixture of single and multi-family units. Further, a YMCA recreational facility exists to the immediate east, which supports a more active and healthy lifestyle for future residents within close walking distance. Lastly, the development is designed with sufficient onsite access and parking that will minimize impacts to the surrounding neighborhood, and will be constructed with detached residences that have building heights and setbacks that are compatible with adjacent development. The project is therefore consistent with the General Plan infill policy. Staff has determined that the infill burden has been satisfied, and that the request for additional density should be granted.
11. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Pursuant to Section 22.20.170 of the County Code, new detached dwellings (single-family residences) are permitted in the R-2 Zone and are subject to the following development standards:
 - Lot area per dwelling unit: 2,500 square feet
 - Maximum building height: 35 feet
 - Minimum front/side/rear yard setback: 20/5/15 feet
 - Minimum parking: 2 covered spaces per dwelling
 - Maximum wall/fence height (front/side/rear yard): 3.5/6/6 feet

As currently designed, the proposed development is consistent with all the above standards, except for the maximum allowed wall/fence height. Therefore, the applicant has filed a Yard Modification request.

12. **YARD MODIFICATION REQUEST.** Pursuant to Section 22.48.180 of the Zoning Code, the applicant has filed a yard modification to allow combination retaining

wall/fences up to a height of 8 feet within the required front yard area along Arcadia Street. Staff has reviewed the request and the applicant's burden of proof statement, and determined that the burden has been satisfied. An existing pattern of higher walls and fences immediately south of the site along Arcadia Drive would make the strict application of the Code height requirement impractical.

13. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY (CONCLUSION).** It is concluded that the proposed detached residential condominium development should be approved, as it supports sound, compatible infill development while utilizing design features that make it aesthetically attractive (with front porches along W. 3rd St.), compatible with surrounding development (similar building heights, higher walls/fences along Arcadia), and responsive to sensitive resources (avoids impacts to an adjacent oak tree).
14. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee recommends approval of the subject project and vesting tentative map dated December 18, 2012.
15. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** None.
16. **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.

Noticing/Posting Dates:
 - Site Posting: 11-13-13
 - Notice Mailing (to all residents within 500 feet): 11-14-13
 - DRP Website: 11-14-13
 - Newspaper Ad (La Opinion and Press Telegram): 11-16-13
 - Library Posting: 11-18-13
17. **PUBLIC COMMENTS.** As of December 5, 2013, correspondence was received from four local residents. Three residents were primarily concerned about the lack of available street parking in the area and that the subject project does not include guest parking onsite. Two residents indicated that the project density should be reduced to five or as few as two new homes. Other concerns included a claim of a past/previous zoning violation on the subject property (construction vehicle storage), lack of street sidewalks, lack of adequate street lighting (along W. 3rd St.) and possible blocking of ocean views of existing residences. Staff responded to these concerns, by indicating that the project is not required to have guest parking onsite (less than 10 dwellings), will be installing a new street light along W. 3rd St. and a new sidewalk along Arcadia Dr., and will maintain building heights that comply with R-2 zoning standards (35 ft. or less) and are consistent with the heights of immediate surrounding homes (i.e. two and three stories).

LAND DIVISIONS - SPECIFIC FINDINGS

18. **VESTING MAP.** The subject tract map has been submitted as a “vesting” tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.
19. **LAND USE COMPATIBILITY.** The proposed subdivision is compatible with surrounding land use patterns. The proposal for seven detached residential condominium units on one lot is consistent with surrounding residential^{es} containing a mixture of single-family and multi-family dwellings, including duplexes and apartment units.
20. **PHYSICAL SITE SUITABILITY.** The site is physically suitable for the type of development being proposed, since the property is relatively flat/will be graded flat; has access to a County-maintained street; shall be served by sanitary sewers; is being provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs; and (if applicable) shall have flood and geologic hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.
21. **SEWER DISCHARGE.** The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, to include conditions for complying with regional water quality requirements.
22. **DESIGN IMPACT – PUBLIC HEALTH.** The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
23. **WILDLIFE/HABITAT IMPACTS.** There is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is located on an infill parcel of land in an urbanized area and does not contain any sensitive wildlife or habitat environments.
24. **PASSIVE/NATURAL COOLING.** The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future dwellings built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.

25. **RIGHTS-OF-WAY/EASEMENTS.** The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

26. **WATERCOURSE IMPACT.** Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

27. **HOUSING/EMPLOYMENT NEEDS.** The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

INFILL - SPECIFIC FINDINGS

28. **NEIGHBORHOOD CHARACTER.** The proposed development will be consistent in character and scale of the existing community, since detached residences are proposed onsite, and detached residences are located offsite in the immediate vicinity, including across the street.

Therefore, the proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community.

29. **DESIGN COMPATIBILITY.** The development provides two front yards along 3rd Street to maintain the existing street character, and allows side and rear yards for each detached unit comparable with surrounding residences.

Therefore, the proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses.

30. **PUBLIC SERVICES – IMPACT.** The proposed project will be connecting to an existing public roadway, public sewers and public water system, all of sufficient size and capacity to serve the site.

Therefore, the proposed project will not overburden existing public services and facilities.

31. **TRAFFIC/PARKING IMPACTS.** The proposed project will improve local traffic circulation and parking by limiting vehicular access to one driveway, thereby increasing available street parking (on W. 3rd Street); and, all parking requirements will be met onsite. The project has been deemed by Public Works not to have any significant traffic impacts on the community.

Therefore, the proposed use will not disrupt or adversely impact local traffic and parking conditions.

32. **OVERALL COMPATIBILITY.** The proposed two and three-story detached residences comply with the County Code height requirements, and the building height and yard setbacks are consistent with the surrounding community. Such design features will be assessed through the Regional Planning site plan review process subsequent to final map recordation.

Therefore, the compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.

YARD MODIFICATION- SPECIFIC FINDINGS

33. **SITE CONDITIONS.** The subject property has a change in topography (elevation) from the north to the south side of the property which requires a higher retaining wall and fence along Arcadia Drive than what is normally allowed under the basic zoning standards.

Therefore, the request is justified, as topographic features, lot design or other conditions create an unnecessary hardship or unreasonable regulation, or make it obviously impractical to require compliance with the setback requirements.

34. **NEIGHBORING PATTERN.** Several properties to the south of the subject property along Arcadia Drive (including the parcel directly to the south across Arcadia Drive) have similar-height walls and fences located within the required yard setback.

Therefore, the request is justified, as other adjacent or neighboring properties enjoy setbacks/heights similar to what is being proposed.

ENVIRONMENTAL DETERMINATION

35. **DETERMINATION.** An Initial Study was prepared for this project in compliance with 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 of the County of Los Angeles. It was determined that the project qualifies for a Negative Declaration, as it will not have any significant effects on the environment.

36. **TERM LIMIT.** Not applicable.

37. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA

90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a vesting tentative tract map, infill, and yard modification as set forth in the General Plan and Sections 21.02.020 and 22.48.180 of the County Code.

HEARING OFFICER ACTION:

1. The Hearing Officer, having considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.
2. In view of the findings of fact and conclusions presented above, Vesting Tentative Tract Map No. 071925 and the associated Yard Modification are approved, subject to the attached conditions.

ACTION DATE: December 17, 2013

NP:jds
12/5/13

c: Hearing Officer

DRAFT

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. PROJECT NO. R2012-00835-(4)
VESTING TENTATIVE TRACT MAP NO. 071925**

PROJECT DESCRIPTION

The project is a subdivision of land for one multi-family lot with seven detached residential condominium units on 0.65 gross (0.53 net) acres. Associated with the subdivision is an infill request to allow up to seven dwelling units and a yard modification to allow wall/fence heights up to 8 feet within the required front yard setback along Arcadia Drive, 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 until all required monies have been paid pursuant to Condition Nos. 8 and 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 7, and 10 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. In the event that the subject vesting tentative map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
8. 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.
9. 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. 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.
10. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently \$2,231.25 (\$2,156.25 for a Negative Declaration plus a \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall 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.
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 notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT SPECIFIC CONDITIONS – YARD MODIFICATION

17. The maximum height of walls and fences located within the required front yard setback along Arcadia Drive shall be eight (8) feet. Any change to this condition shall require the approval of Regional Planning.

PERMIT SPECIFIC CONDITIONS – LAND DIVISIONS

18. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
19. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (tentative map dated December 18, 2012), consisting of letters and reports from Public Works, the Fire Department, Parks and Recreation, and Public Health.
20. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of seven residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.
21. The subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.

22. The project site shall be developed and maintained in substantial compliance with the approved exhibit map dated December 18, 2012, or an amended exhibit map approved by the Director.
23. The subdivider shall provide at least 50 feet of street frontage for Lot 1 as indicated on the approved tentative map.
24. The subdivider shall label the "private driveway and fire lane" on the final map.
25. The subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for the private driveway/fire lane paving design and widths as depicted on the approved exhibit map December 18, 2012, or an amended exhibit map approved by the Director.
26. The subdivider shall construct or bond with Public Works for the installation of a minimum of seven new front yard tree plantings, amounting to a minimum of one new tree per dwelling unit, and, shall plant or cause to plant a minimum of two of those such trees along the W. 3rd St. property frontage, and a minimum of three of those such trees along the Arcadia Drive property frontage.
27. Prior to obtaining final map approval, the subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the front yard tree plantings required by this grant.
28. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions (CC&R's) to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
29. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the private driveway/fire lane, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), irrigation systems, wall, fence and gate maintenance, to the satisfaction of the Director.
30. The subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the private driveway/fire lane for access into and out of the subdivision.

Attachments:

Subdivision Committee Reports (tentative map dated 12-18-12)



**Los Angeles County
Department of Regional Planning**



Planning for the Challenges Ahead

RESIDENTIAL INFILL - BURDEN OF PROOF

Please explain how the proposed project will meet the following criteria *(Do not provide one word or Yes/No responses. If necessary, attach additional pages.)*

A. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community.
The proposed development will be consistent in scale and character of the existing community, since detached residences are proposed onsite, and detached residences are located offsite in the immediate vicinity, including across the street.
B. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses.
The proposed project allows two front yards along 3 rd St. to maintain the existing street character, and allows side and rear yards for each detached unit comparable with surrounding residences.
C. The proposed project will not overburden existing public services and facilities.
The proposed project will not overburden the existing public services and facilities, since it will be connecting to an existing public roadway, public sewers and public water system, all of sufficient size and capacity to serve the site.
D. The proposed use will not disrupt or adversely impact local traffic and parking conditions.
The proposed project will improve local circulation and parking by limiting vehicular access to one driveway, thereby increasing available street parking (on 3 rd St.); and, all parking requirements will be met onsite. The project has been deemed too small in scale by LA County Public Works to have any significant traffic impacts to the community.
E. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.
Two-story and three-story detached residences comply with the County Code height requirements, and the building height and yard setbacks are comparable with the surrounding community.

Yard Modification - Burden of Proof, Lot: APN 7452023028

The proposed project requests a modification to the front yard setback requirements for the encroachment of a 6'-8' high Driveway and Pedestrian access gate. The height will match the height and design of the proposed adjacent retaining wall and fence. The gates will be in line with the wall and fence which are set back 5 feet from the new Right of Way, which is 7.5' back from the existing Right of Way. The 7.5 feet are being dedicated by the project to the county. The proposed fence on Arcadia Drive will be 42" high on top of the 5' high retaining wall which meets the front yard setback requirements. See attached entry gate elevation.

- A. What topographic feature, lot design or other conditions justify the setback modification?

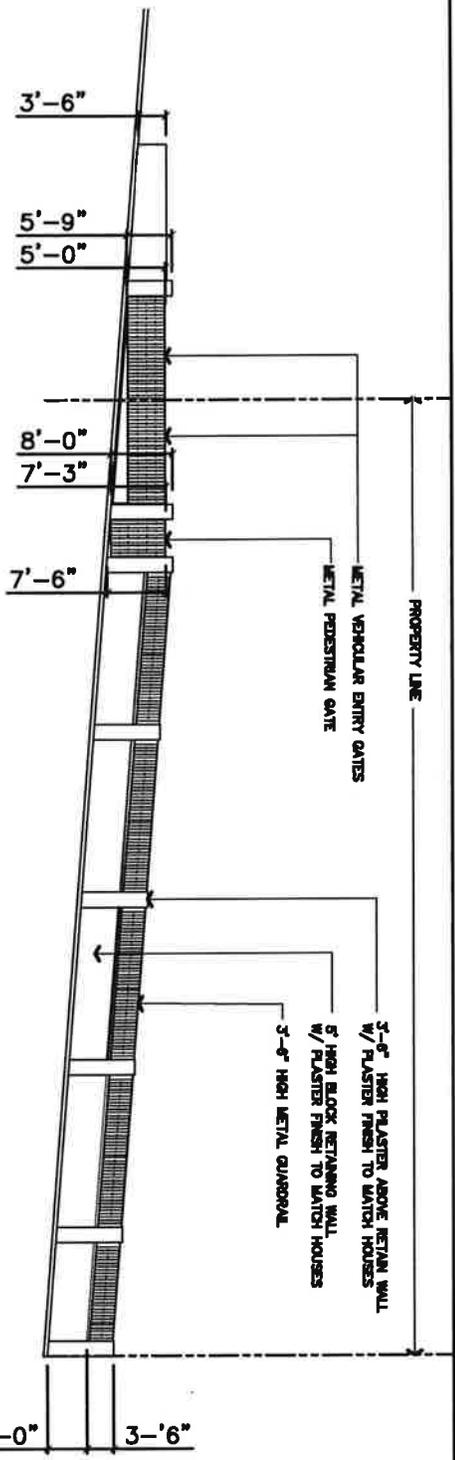
The project site fronts on two public streets. Third Street to the north is the primary front yard for the lot and provides a 20 foot setback to all structures. Arcadia Drive is the secondary frontage to the site; however, new buildings have still been setback 20 feet per the request of regional planning.

Do to the local topography, all of the adjacent lots have frontage on more than one street. In each case only one street provides a front yard setback and in most cases it is less than the required 20 feet.

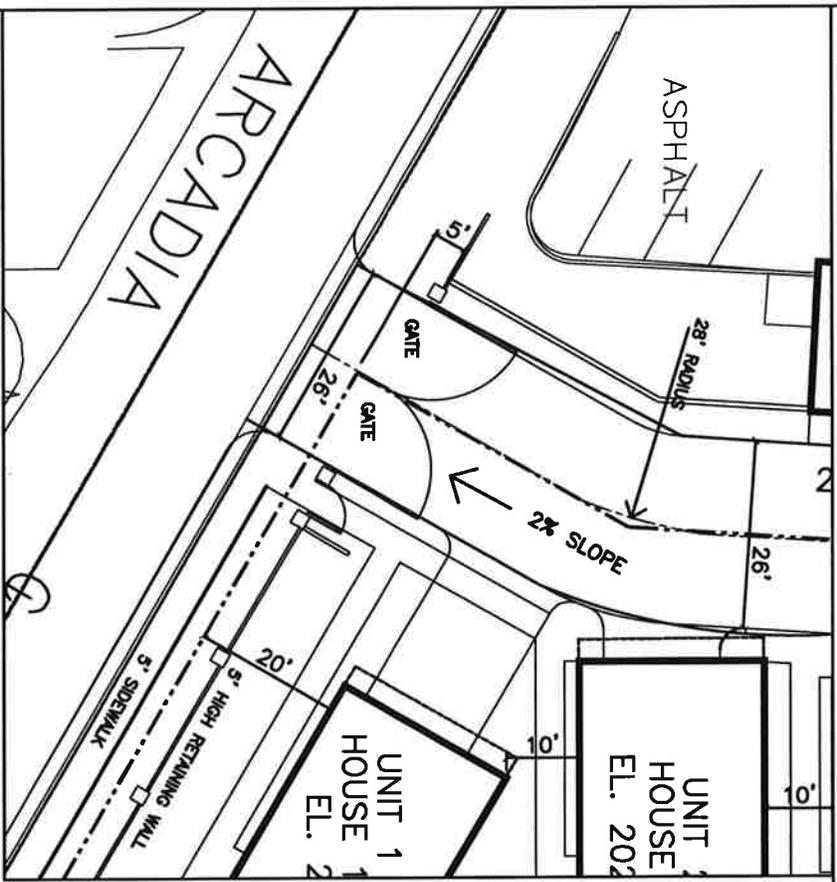
- B. Are there adjacent or neighboring properties enjoying setbacks similar to what you propose? If so please list addresses, relevant setback, height and description of structure involved. Include photos and a vicinity map showing the location of listed properties.

Arcadia Drive is a back street to all the adjacent properties and walls, fences and gates are all within 6' of the existing curb. See attached key plan, list of properties and photos.

The only more recently build tract just to the south east of the project site has a 6' high driveway and pedestrian gate directly behind the sidewalk.



ENTRY GATE ELEVATION
SCALE: 1/4"=1'-0"



ENTRY GATE
SCALE: 1/4"=1'-0"

Front Yard Setbacks on adjacent properties

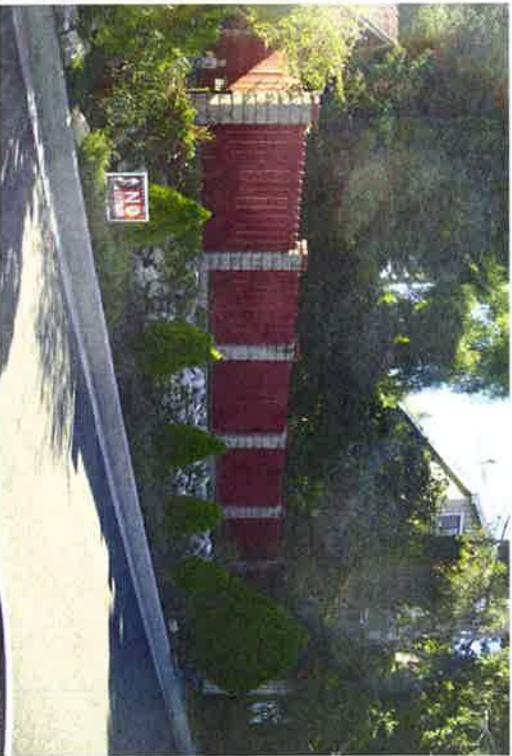
Photo No.	Address	Height and Setback	Notes
#1	YMCA Fence on Arcadia	10' High Fence and Gate 4' behind curb	Directly East of Project Site
#2	458 Arcadia	6' High Gate and Wall directly behind sidewalk	Tract fronts and accesses Arcadia similar to Proposed Project
#3	433 Arcadia	5 feet high fence 6' behind curb	Across street from project site
#4	414 El Paseo Road	8' High fence and wall, 2' behind curb	Directly across street from Project Site
#5	400 Bellmarin Dr	6' high fence on top of 4' retaining wall, directly behind curb	Directly across street from Project Site
#6	301 Bellmarin Dr	5-6' High Gate and Fence directly behind sidewalk	Across from Existing Apartment building



#1 YMCA Fence on Arcadia



#2 6' High Fence and Gate and 458 Arcadia



#3 5' High Fence 433 Arcadia
Yard Modification Burden of Proof Photos



#4 8' High Fence 414 El Paseo Road

TRACT NO. 71925



#5 6' Fence on 4' Retaining Wall 400 Bellmarin Dr



#6 5'-6' Gate and Fence 301 Bellmarin Dr

Yard Modification Burden of Proof Photos

TRACT NO. 71925



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 6, 2013

John Waldron
6043 Scotmist Drive
Rancho Palos Verdes, CA 90275

SUBJECT: INITIAL STUDY DETERMINATION LETTER
Project: 201200835
Case: ENV 201200103, TR071925

On the above date, the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire, Initial Study, and other data regarding your project and made the following determination as to the type of environmental document required:

- Categorical Exemption
- Negative Declaration**
- Mitigated Negative Declaration
- Environmental Impact Report

If you have any questions regarding the above determination or environmental document preparation, please contact Jodie Sackett of the Land Divisions Section at (213) 974-6433 or jsackett@planning.lacounty.gov, Monday through Thursday, between 7:30 a.m. and 5:30 p.m. Our offices are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Jodie Sackett
Senior Planner
Land Divisions Section

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

Environmental Determination: Negative Declaration
Project No. 201200835
Environmental Case No. 201200103

1. Project Description:

A subdivision of one vacant parcel of land into one multi-family lot with seven detached residential condominium units. Also proposed are perimeter block walls, fences and retaining walls from 3'-6' in height, and a gated vehicle entry off Arcadia Dr. A 26' wide private driveway and fire lane provides internal access to each condo unit. The fire lane is partially located on the adjacent westerly property and an easement has been secured for legal/reciprocal access. Two condo units will face W. 3rd St. with un-gated "walk-up" front porches. An Infill Study has been prepared by the applicant, as the project exceeds the maximum Countywide General Plan density of 3 DU. A Yard Modification request has been filed by the applicant, as the proposed vehicle gate exceeds the maximum allowed fence height of 42" in the required front yard setback.

2. Project Location:

Near the intersection of W. 3rd St. and Bellarmin Drive, San Pedro
APN(s) 7452-023-028

3. Proponent:

John Waldron
6043 Scotmist Drive
Rancho Palos Verdes, CA 90275

4. Findings of No Significant Effect:

The initial study determined that the project will not have a significant effect on the environment.

5. Location and custodian of record of proceedings:

The location and custodian of the record of proceedings on which adoption of this Negative Declaration is based is: Department of Regional Planning, 320 West Temple Street, Los Angeles, CA 90012.

Prepared by: Jodie Sackett

Date: 11/6/13

Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning



Project title: Project No. R201200835, Environmental No. R201200103, Vesting Tentative Tract Map No. 071925 with a request for a Yard Modification.

Lead agency name and address: Los Angeles County, Department of Regional Planning, Land Divisions Section, 320 W. Temple St., Rm. 1382, Los Angeles, CA 90012

Contact Person and phone number: Mr. Jodie Sackett, (213) 974-6433

Project sponsor's name and address: John Waldron, 6043 Scotmist Drive, Rancho Palos Verdes, CA 90275

Project location: Near the intersection of W. 3rd St. and Bellarmin Drive, San Pedro
APN: 7452-023-028 USGS Quad: San Pedro

Gross Acreage: 0.65

General plan designation: 1 (Low Density Residential: 1-6 DU/ac)

Community/Area wide Plan designation: N/A

Zoning: R-2 (Two-Family Residence)

Description of project: A subdivision of one vacant parcel of land into one multi-family lot with seven detached residential condominium units. Also proposed are perimeter block walls, fences and retaining walls from 3'-6' in height, and a gated vehicle entry off Arcadia Dr. A 26' wide private driveway and fire lane provides internal access to each condo unit. The fire lane is partially located on the adjacent westerly property and an easement has been secured for legal/reciprocal access. Two condo units will face W. 3rd St. with un-gated "walk-up" front porches. An Infill Study has been prepared by the applicant, as the project exceeds the maximum Countywide General Plan density of 3 DU. A Yard Modification request has been filed by the applicant, as the proposed vehicle gate exceeds the maximum allowed fence height of 42" in the required front yard setback.

Surrounding land uses and setting: The project is located in an urban/infill setting with all surrounding parcels developed. A 10-unit apartment building is located adjacent to the west, and a YMCA facility adjacent to the east. To the north and south across the streets and in the wider surrounding area are single-family residences and multi-family residences up to 4 units on one lot. The subject property is vacant except for a small truck trailer and a small bulldozer parked on the northerly portion of the site. The northerly and southerly site frontage is currently gated with a "green screen" construction fence. A mature oak tree exists offsite near the northwest corner of the property, and its canopy extends east into the property approximately 7'. Site development will avoid oak tree encroachment.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement): None

Public Agency *Approval Required*

Major projects in the area (within 1/4 mile):

Project/Case No. *Description and Status*
CUP 03-178 YMCA facility, 301 S. Bandini St., constructed

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
 - Coastal Commission
 - Army Corps of Engineers

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
-

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-

Trustee Agencies

- None
- State Dept. of Fish and Game
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Waterworks Division
 - Sewer Maintenance Division

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
 - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

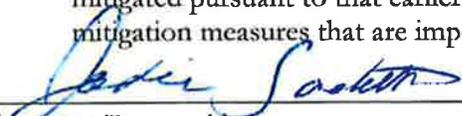
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Services |
| <input checked="" type="checkbox"/> Energy | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings
of Significance |
| <input checked="" type="checkbox"/> Geology/Soils | | |

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature (Prepared by)

11-6-13

Date

Signature (Approved by)

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Have a substantial adverse effect on a scenic vista?

The proposed project is not sited near any designated scenic highways, significant ridgeline, or other identified scenic resources, and therefore is unlikely to result in any impacts related to having a substantial adverse effect on a scenic vista.

b) Be visible from or obstruct views from a regional riding or hiking trail?

The proposed project is not sited near any designated riding or hiking trails, and therefore would not result in any impacts related to having a substantial adverse effect on these resources.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The proposed project is sited adjacent to a large oak tree in healthy condition. The oak tree is visible from a public road (3rd Street) and is located within 10 feet of the road. The oak tree is not of heritage status and is not located on the subject site. The oak tree canopy falls onto the subject site but is not being encroached upon by the proposed development. The building edge of one proposed residence is located within one foot of the edge of the oak canopy.

The proposed project is not sited near any other scenic resources or near any historic sites.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?

The project proposes seven new single-family residences (condos), five which are two stories (23'6") in height and two which are three stories (34'0") in height. The two three-story units are facing W. 3rd Street; however, due to the change in grade, only two stories will be visible from the street. The two adjacent buildings to the east and west are both two stories in height. Residences located across W. 3rd Street vary between one and three stories in height, with a three-story residence directly across the street from the project site. Nearby residences across Arcadia Dr. are one and two stories in height. The dwellings have a more distinct pattern in that they are all sited on one lot; yet, the project design has overall lot coverage and building setbacks that are consistent with the surrounding pattern. Therefore, the project is overall consistent with the character of the surrounding area in terms of land use, density, pattern and building height.

The architectural design of the condos ("contemporary-Mediterranean") is compatible with the neighborhood due to the diversity of the design of surrounding structures. Additionally, there are two homes sited directly across W. 3rd St. that have similar Mediterranean/contemporary-Mediterranean styles.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime

views in the area?

The proposed project building heights and setbacks allow sufficient light to penetrate both the surrounding streetscape and interior of the development. There is not any known source of substantial shadows, light or glare that will adversely affect day or nighttime views in the area.

EVALUATION OF ENVIRONMENTAL IMPACTS:

LESS THAN SIGNIFICANT IMPACT.

The proposed project may have a less than significant impact on an adjacent (offsite) oak tree and surrounding residences with respect to building pattern/massing and height.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project site is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and thus will have no impact on these areas.				
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area (AOA), or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project site is not zoned for agricultural use, is not located within a designated AOA, and will not conflict with a Williamson Act contract.				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project is not zoned for forest land or timberland and thus will not conflict with these designations.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project is not located on forest lands and thus will not result in the loss of forest lands or the conversion of forest lands to non-forest use.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project does not involve any other changes which could result in the conversion of Farmland or forest land to non-farmland/non-forest use.				

EVALUATION OF ENVIRONMENTAL IMPACTS:

NO IMPACT.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The project construction and operational emission estimates all fall below the significance thresholds established by the SCAQMD. In addition, the project is consistent with the underlying land use designation. Therefore, the project would not conflict with or obstruct the implementation of adopted air quality plans in Los Angeles County.				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The project construction and operational emission estimates all fall below the significance thresholds established by the SCAQMD. Therefore, the project would not substantially contribute to or violate an existing air quality standard or existing air quality violation.				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The project construction and operational emission estimates all fall below the significance thresholds established by the SCAQMD. There are no known "reasonably foreseeable" projects located near the site for which the project could contribute to a potentially significant level. Therefore, the proposed project would not contribute a significant amount of a criteria air pollutant which when combined with other projects coming on-line would result in a significant addition to a non-attainment criteria pollutant.				
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The proposed project is a subdivision for detached residences and thus will not produce any substantial pollutant concentrations and is not located near any sensitive receptors.				
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The proposed project is a subdivision for detached residences. There are no identified onsite activities that would general substantial objectionable odors.				

EVALUATION OF ENVIRONMENTAL IMPACTS:

LESS THAN SIGNIFICANT IMPACT.

The proposed project will contribute some construction and operational emissions, but all emissions are below SCAQMD significance thresholds and thus will have a less than significant impact.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?</p> <p>The proposed project is located on a small urban infill parcel of land that is completely surrounded by development and does not contain any candidate, sensitive, or special status species.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?</p> <p>The project site does not contain any sensitive natural communities.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?</p> <p>The project site is not located within a wetland or waters of the United States.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p> <p>The project site is not located within a SERA or SEA and thus will not substantially interfere with fish and/or wildlife movement.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site does not contain and thus would not convert oak woodland, oak stand or any other unique native trees. One oak tree is located adjacent to the project site but would not be encroached upon by the proposed development.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

The proposed project is sited adjacent to a large oak tree in healthy condition. The oak tree is not of heritage status and is not located on the subject site. The oak tree canopy falls onto the subject site but is not being encroached upon by the proposed development. The building edge of one proposed residence is located within one foot of the edge of the oak canopy.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

The project site is not located in, or within, proximity to any Local Coastal Program, Significant Ecological Areas, a Natural Community Conservation Plan, or a federal Endangered Species Act Habitat Conservation Plan.

EVALUATION OF ENVIRONMENTAL IMPACTS:

LESS THAN SIGNIFICANT IMPACT.

The proposed project may have a less than significant impact on an adjacent (offsite) oak tree.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

There are no structures located on the project site and the site itself has no designated historic resources. No historic resources exist on, adjacent to, or near the project site.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The project site is located in an urbanized area and is previously disturbed. There are no known archaeological resources located on or near the project site

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The project site is located in an urbanized area and is previously disturbed. There are no known paleontological resources or unique geologic features located on or near the project site.

d) Disturb any human remains, including those interred outside of formal cemeteries?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The project site is located in an urbanized area and is previously disturbed. There are no known human remains located on the project site. The project site is not presently a cemetery and is not located adjacent to or near a cemetery.

EVALUATION OF ENVIRONMENTAL IMPACTS:

NO IMPACT.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?

The proposed project is required to comply with the LA County Green Building Ordinance and thus will have no impacts.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?

The proposed project is located on an infill site within closer (walking and biking) proximity to neighborhood destinations such as a YMCA (adjacent). This helps the project reduce reliance on fossil fuels used for automobile travel. Additionally, the development density is approximately 12 DU/ac which, according to the Urbemis Model (condo/townhome category up to 16DU/ac), will result in an average of 29% fewer automobile trips compared with a typical single-family land use.

The project is required to comply with the LA County Green Building Ordinance and CalGreen (State) building standards related to construction and operation energy efficiency and therefore will have no impacts related to this.

EVALUATION OF ENVIRONMENTAL IMPACTS:

LESS THAN SIGNIFICANT IMPACT.

The proposed project will have less than significant impacts related to non-renewable energy use for automobile travel.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

<p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

The project site is not located within or adjacent to any known fault trace or seismic zone. LA County Public Works has tentatively approved the development from a geologic feasibility standpoint (May 9, 2012) indicating no GMED (Geological Materials Engineering Division) review is required.

<p>ii) Strong seismic ground shaking?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

The project site is not located within or adjacent to any known fault trace or seismic zone.

<p>iii) Seismic-related ground failure, including liquefaction and lateral spreading?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

The project site is not located within or adjacent to a liquefaction zone.

<p>iv) Landslides?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

The project site is not located within or adjacent to a landslide zone.

<p>b) Result in substantial soil erosion or the loss of topsoil?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

The project site is located in an urbanized area on a small infill parcel of land. The entire site, after grading and construction, will consist entirely of impervious surfaces (buildings, driveways and walkways) and permeable landscaped areas. There will likely be little or no exposed topsoil. Although grading is proposed, the total cut/fill amount (3,514 cubic yards) is not substantial. The project is required to provide a water quality management plan, low impact development (LID) plan and SUSMP plan to LA County Public Works, and, is required to comply with standard construction practices and on-site runoff requirements that will minimize erosion and impacts to topsoil. Therefore, the proposed project would not cause substantial soil erosion or the loss of topsoil and impacts would be less than significant.

<p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

The LA County Public Works recommended approval of the project's tentative map with a condition that a

soils report be submitted at the grading plan stage. In their report, Public Works did not indicate that the project site is located on unstable soils, will cause soils to become unstable, or will potentially result in onsite or offsite soil instability.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

The LA County Public Works recommended approval of the project's tentative map with a condition that a soils report be submitted at the grading plan stage. In their report, Public Works did not indicate that the project site is located on expansive soils that may create substantial risks to life or property.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

The proposed project will be connecting to a public sewer system and therefore would not result in any impacts.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

The project site that is not located within a designated hillside management area and thus would not result in any impacts.

EVALUATION OF ENVIRONMENTAL IMPACTS:

LESS THAN SIGNIFICANT IMPACT.

8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

- a) **Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?**

SCAQMD, the regional authority for monitoring air quality, emissions and air pollutants, does not provide GHG significance thresholds for residential development projects. Therefore, it is not possible to directly evaluate the GHG emission impacts of the proposed project. However, SCAQMD does provide a GHG significance threshold of 10,000 tons per year (CO₂ equivalents) for industrial facilities. By way of comparison, the Urbemis model reports that the proposed project will produce a total of 190.6 tons per year of CO₂ equivalents for construction, area source and operational GHG emissions. By this comparison, it can be reasonably deduced that the project will have a less than significant impact on GHG emissions.

- b) **Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

The project does not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing greenhouse gas emissions. The project is located on an urban infill site and therefore supports the reduction of GHG emissions.

EVALUATION OF ENVIRONMENTAL IMPACTS:

LESS THAN SIGNIFICANT IMPACT.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

The project does not propose any hazardous materials to be transported, stored, produced, used or disposed of.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

The project does not propose any hazardous materials that could be accidentally released.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

The project does not propose any hazardous materials that could cause emissions, hazardous substances or waste affecting nearby sensitive land uses.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

The project site has not been identified as a hazardous materials site and thus will not create a significant hazard to the public or environment.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

The closest airport is Torrance, which is located approximately 3.6 miles from the project site; therefore, the project site not located within two miles of a public or private airport. The project site is not located within an airport land use plan. Thus, no impact would occur.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

residing or working in the project area?

The project site is not located within the vicinity of a private airstrip.

- g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?**

The project site is not located near an emergency disaster route and is not displacing an emergency response field facility. Thus, no impact would occur.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

- i) within a Very High Fire Hazard Severity Zones (Zone 4)?**
See below.
- ii) within a high fire hazard area with inadequate access?**
See below.
- iii) within an area with inadequate water and pressure to meet fire flow standards?**
See below.
- iv) within proximity to land uses that have the potential for dangerous fire hazard?**

The project site is not located within a VHFHSZ. The project is required to comply with Fire Code requirements pursuant to the Fire Department's tentative map approval conditions, which includes sufficient access and fire flow (water pressure). The project site is not located within proximity to land uses that may pose a dangerous fire hazard.

- i) Does the proposed use constitute a potentially dangerous fire hazard?**

The project land use (detached residential condominiums) does not inherently constitute a potentially dangerous fire hazard.

EVALUATION OF ENVIRONMENTAL IMPACTS:

LESS THAN SIGNIFICANT IMPACT.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project site will be served by an existing public water system and will discharge into existing public wastewater facilities. Public Works approved the project Hydrology Study, including the water quality plans on 5-8-13. Public Health issued project clearance for the proposed project sewer discharge and water supply on 1-18-13.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project site is served by a retail water provider (Cal Water) and thus no impact to groundwater supplies would occur.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project site is located on a vacant urban infill parcel of land (essentially, a “small dirt lot”), has gently sloping terrain and is proposed to be graded (878 Cy of cut, 2,636 Cy of fill, 1,758 Cy imported). The grading, necessary to make the site “level” for the placement of seven new detached residences and required vehicle access, will alter the onsite drainage pattern. The project will comply with the approved hydrology study/water quality plan dated 5-8-13 that will minimize any erosion or siltation for both on and off site.

The project site does not contain (or otherwise alter) the course of a stream or river which would result in substantial erosion or siltation onsite or offsite.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The existing drainage pattern of the majority of the property goes to the southeasterly end of the property

through natural contour lines draining to Arcadia Drive. Proposed drainage is through pipes running along the west and east sides of the property, carrying water into biofiltration. Overflow of stormwater will drain to the street at Arcadia Drive at the southeasterly corner of the property proposed pipe invert at parkway. Run-off will be slightly increased at post development, however, biofiltration will be proposed to store and treat the water before discharge. Therefore, project site will not generate more run-off at post development. The project would not adversely impact drainage conditions to the downstream properties and the natural and existing drainage pattern to the downstream properties will be maintained.

Lastly, as mentioned in Item c) above, The project will comply with the approved hydrology study/water quality plan that was approved by Public Works dated 5-8-13 that will control runoff that could cause flooding for both on and off site.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The proposed project will comply with the approved hydrology study/water quality plan that was approved by Public Works dated 5-8-13 that will control and treat the runoff so there is no impact to drainage system or provide substantial additional sources of polluted runoff.

f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

The project will generate construction and post-construction runoff. However, the project is subject to applicable stormwater permits that address water quality. The onsite biofiltration system will treat water before being discharged into the public storm drain.

g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

The proposed project is required to comply with LA County LID Ordinance. The approved 5-8-13 Hydrology Study incorporates LID and thus the project would not have any impact.

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

The project must comply with the requirements and best management practices of the County's LID Ordinance, NPDES, and the State of California Nonpoint Source Management Plan, effectively minimizing nonpoint sources of pollutants. Although small amounts of non-point source pollutants would likely occur, they would not cause a significant disruption to any Areas of Special Biological Significance; therefore, the project would result in less than significant impacts.

i) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

The proposed project does not involve the use of a septic or other private sewage disposal system and thus no impacts would occur.

j) Otherwise substantially degrade water quality?

There are no other known potential sources of impacts being produced by the project that could otherwise substantially degrade water quality.

k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

The project does propose seven new units of single-family housing; however, the project site is not located within any flood hazard area, floodway or floodplain. Thus, no impact would occur.

l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

The project site is not located within or near any flood hazard area, floodway or floodplain. Thus, no impact would occur.

m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The project site is not located in or near a designated dam inundation area and thus no impact would occur.

n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

The project site is not located within or near any of the identified hazard areas and thus no impact would occur.

EVALUATION OF ENVIRONMENTAL IMPACTS:

The project will have minimal contributions to the public sewer, water and storm drain systems. The project will alter onsite drainage patterns and increase stormwater runoff.

LESS THAN SIGNIFICANT IMPACT.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) **Physically divide an established community?**

The proposed project is located on an urban infill parcel of land and will conform to the existing street grid pattern. The project's mass is fully contained on the infill parcel and will not block or alter the route of either existing street to the north or south. No barrier to circulation would occur and thus no impact would occur.

b) **Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?**

The project site Land Use Designation is Category 1 (Low Density Residential, One to Six Dwelling Units Per Gross Acre) under the Los Angeles Countywide General Plan. The General Plan states that Category 1 is "particularly suitable for single-family detached housing units" at densities not exceeding six DU/gross acre. The project proposes seven new single-family detached condominium housing units at a density of 10.8 DU/gross acre. While the proposed density exceeds the Category 1 maximum, the General Plan allows for Infill Development at densities "slightly higher" than allowed by the underlying land use designation. Specifically, the General Plan allows developments to propose a density at the "next higher" designation, subject to the Infill Findings and Criteria of the General Plan. The next higher designation, Category 2 (Low-Medium Density Residential, 6-12 DU/gross acre), would permit the project's requested density. Therefore, the project qualifies for a staff Infill Analysis. Upon conducting an Infill Analysis, staff determined that the project satisfies the Infill Findings and Criteria contained in the General Plan. Thus, the project is consistent with the General Plan related to density.

Staff has also determined the project to be consistent with other applicable policies of the General Plan related to Land Use, Housing and General Goals and Policies, many of which support the provision of new housing stock in older urbanized areas of the County. Staff did not find any General Plan policies with which the project would be inconsistent.

In view of the above, the project would have no impact on applicable County plans (i.e., the General Plan).

c) **Be inconsistent with the County zoning ordinance as applicable to the subject property?**

The project site Zoning Designation is R-2 (Two-Family Residence). The project site is not located within a Community Standards District (CSD) or any other type of special zoning overlay. R-2, which allows two-unit attached residences ("duplexes"), also allows lower-intensity residential uses such as detached single-family residences. Related to density, the R-2 zone allows up to one dwelling unit per 2,500 net square feet. The subject property contains 22,900 net square feet of area (or 0.53 net acres), which would allow up to nine dwelling units, accommodating the proposed seven dwelling units. Thus, the project is consistent with the zoning related to land use and density.

Related to zoning standards, the project complies with all applicable zoning standards except those related to wall and fence heights allowed in the rear yard setback. Title 22, Section 22.48.160.C, states that walls

and fences within a rear yard setback cannot exceed six feet in height. The project proposes a wrought-iron fence within the rear yard setback (along Arcadia Drive) that has a varying height up to eight feet. Section 22.48.180 of the zoning code allows a Modification to Yard Standards subject to satisfying the Findings contained in that section. The project applicant has filed a Yard Modification request for the rear yard fence pursuant to Section 22.48.180. Staff has reviewed the request and determined that it satisfies the Findings, particularly due to the fact that the localized area along Arcadia Drive contains a similar type, size and pattern of rear fences in close proximity to the sidewalk, and so the project would not bring an inconsistent feature into the neighborhood. The primary justification for the higher fence is the elevation change over the project site, and the need to provide for the safety of pedestrians on the other side of the fence, which is raised five feet above the street grade.

Due to the Yard Modification request, the project will result in a less than significant impact.

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?

The project site is not located within a Hillside Management Area, Significant Ecological Area, or any other applicable land use area that would include additional criteria, with the exception of Infill. As previously discussed under Item b) above, the project is consistent with the County’s Infill Policy and thus no impact would occur.

EVALUATION OF ENVIRONMENTAL IMPACTS:

LESS THAN SIGNIFICANT IMPACT.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project is not located in a mineral resource area and therefore has no impact.				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The project is not located in a mineral resource area and therefore has no impact.				

EVALUATION OF ENVIRONMENTAL IMPACTS:

NO IMPACT.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Noise generated by the project: The project will generate some temporary noise related to grading and construction activities required to develop the property into seven new detached single-family condominium residences. Being a single-family residential development located in a predominantly residential neighborhood, there are no known operational-related noise sources of the project that have been identified that would exceed the County noise standards.

Outside noise exposure affecting the development: The project is site is surrounded by single-family residences, an apartment building and a private recreational facility (the YMCA). Of these surrounding uses, the abutting YMCA (located along the entire easterly project border) has the potential to generate the greatest noise impact on the project. The YMCA facility lot contains two large buildings, a parking lot, and landscaping that are located up to within three feet of the project (easterly side yard) property line. The project proposes detached residences that are up to within five feet side yard property line (Unit 7). All other units are 11 or more feet from the side yard line. All dwellings are located a minimum of 16 feet from the closest adjacent YMCA building (the closest dwelling being Unit 5, at 16 feet; and the furthest being Unit 6, at 45 feet). The faces of the two YMCA buildings near the edge of the project boundary line are mostly solid wall and contain very few doors and windows, acting as the rear/side access of the building. The project property, upon completion of grading, will sit an average of three to six feet above the YMCA grade, such that the lower portion of the first floor of the YMCA buildings will be below the project grade and partially shielded by a retaining wall that varies in elevation but does not exceed six feet in height. There is some rooftop equipment located on both YMCA buildings, but this equipment is either partially shielded by existing landscaping (trees) or setback further from the property line towards the interior of the building. Thus, there appear to be no significant sources of noise on the portions of the YMCA buildings and portions of the YMCA facility lot that are immediately adjacent to the project site. Any ambient or background noise caused by the YMCA that may affect the project would already be mitigated through compliance with LA County Noise Ordinance noise insulation standards for residences during the construction phase of the project.

The proximity of the YMCA building to the project would result in a less than significant impact.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project will generate some groundborne noise and vibration during construction but has no identifiable operational noise/vibration sources. The project site is not located near any uses that would generate an excessive level of groundborne noise and vibration. All surrounding uses are either as intensive as or more intensive than the proposed development.

Due to construction activities, a less than significant impact would occur.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

The existing site is a vacant lot and thus generates little or no ambient noise. The proposed project will permanently generate some level of new noise but will not generate a substantial permanent increase in ambient noise levels above the levels currently existing. The reason for this is that the project is located in a fully built-out and urbanized area, with more intense surrounding uses (including an apartment building, a YMCA and two public streets), and will only contribute noise associated with activities that are already present in the surrounding area. Since the project will generate some increase in the ambient noise, a less than significant impact would occur.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?

The project will generate some noise during “temporary and periodic” construction activities and thus a less than significant impact would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport (see Section 9, Item e); thus, no impact would occur.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The project site is not located within the vicinity of a private airstrip and thus, no impact would occur.

EVALUATION OF ENVIRONMENTAL IMPACTS:

LESS THAN SIGNIFICANT.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project, a seven-unit detached residential development, will induce a minimal amount of new population growth through the provision of new housing units in an urbanized area on an infill parcel of land. Thus, a less than significant impact would occur.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The project is located on a vacant parcel of land and will not displace any existing housing units. Thus, no impact would occur.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The project is located on a vacant parcel of land and will not displace any existing housing units and therefore not displace any persons living in those units. Thus, no impact would occur.

d) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

There are no known ongoing project located in the surrounding area that would, when combined with the project, cause the County to cumulatively exceed its population projections. Thus, a less than significant impact would occur.

EVALUATION OF ENVIRONMENTAL IMPACTS:

LESS THAN SIGNIFICANT.

15. PUBLIC SERVICES

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

The Fire Department has reviewed the proposed project and determined that the project will not create any capacity or service level problems. The project is small in size and does not cause an adverse impact, individually or cumulatively, that would require a new fire station, additional fire fighting staff, or other such measures. The project includes a new fire lane for providing adequate onsite access, and Fire determined that they existing public water system meets the department's minimum requirements. Fire issued a clearance for the project on 1-16-13.

Sheriff protection?

The proposed project would add new permanent residents to the project site, but not enough to substantially reduce service ratios. Therefore, the impact is less than significant.

Schools?

The proposed project would generate a net increase in the school-age population; however, due to the small size of the project, the schools serving the project site would have sufficient capacity to accommodate the increase. Therefore, impacts would be less than significant.

The proposed project is a subdivision of land. Subdivision projects are already required to offset impacts through the payment of development impact fees (proportional to size of the development) or through the donation of land for the future development of a school. Thus, no project-specific mitigation measures are needed.

Parks?

The project would result in some net increase in the on-site population (e.g., an increase in the number of residential units); however, the increase is not likely to substantially increase the number of people being served by nearby parks reducing the parkland-to-population ratio. Therefore, the impact would be less than significant.

The proposed project is a subdivision of land. Subdivision projects are already required to offset impacts through the payment of development impact in-lieu ("Quimby Act") fees, which contribute funding towards the building of additional park spaces in the local area. The Parks and Recreation department has reviewed the project and issued a clearance report on 1-24-13, and also indicating that the in-lieu contribution for the project is \$26,862.00. Thus, no project-specific mitigation measures are needed.

Libraries?

The project would result in some net increase in the on-site population (e.g., an increase in the number of residential units); however, the increase is not likely to substantially increase the number of people being served by nearby library(ies). Therefore, impacts would be less than significant.

The proposed project is a subdivision of land. Subdivision projects are already required to offset impacts through the payment of library facilities mitigation fees, which contribute funding towards the building of additional library space in the local area. The project is located in Planning Area 6: Southwest, which requires a fee of \$836.00 per dwelling unit. The total estimated contribution for the project would be \$5,852.00. Thus, no project-specific mitigation measures are needed.

Other public facilities?

No other public services or facilities have been identified that would be adversely affected in such a way that would cause a significant or potentially significant impact. However, since it is impossible to rule out all public services/facilities that may be affected in any way whatsoever by the net population increase proposed by the project, a determination of "less than significant impact" is appropriate.

EVALUATION OF ENVIRONMENTAL IMPACTS:

LESS THAN SIGNIFICANT.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impacts would be less than significant for the proposed project, which would only generate a small amount of additional activity.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

The proposed project does not include any recreational facilities. The project is not sufficiently large such that it would cause the need to expand existing, or construct new recreational facilities.

The proposed project is a subdivision of land. For residential subdivisions, the Quimby Act mitigates potential impacts by requiring either the dedication of park space or the payment of an in-lieu fee. The project is currently required to pay an in-lieu fee of \$26,862.00. Thus, no project-specific mitigation is required.

c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

The project would not in any way interfere with regional open space connectivity. Thus, no impact would occur.

EVALUATION OF ENVIRONMENTAL IMPACTS:

LESS THAN SIGNIFICANT.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) **Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project will result in a net increase in the number of new automobile trips in the area. However, the project, at 7 dwelling units, is below the threshold of 50 dwelling units at which the Public Works department considers that impacts may be potentially significant-- and thus require a Traffic Study.

The project, located on an urban infill site and situated between two existing paved roadways, directly connects to the adjacent streets and sidewalks, and, upon construction, will improve any portion of abutting streets and sidewalks that do not currently meet Public Works road standards. (Public Works cleared the project from a Roads/Traffic standpoint on 5-28-13.) The infill location of the site, adjacent to a YMCA and directly connecting to adjacent sidewalks, promotes walking, which is considered an alternative source of transportation and thereby supports General Plan policies for encouraging the use of such alternative sources.

Based on the above, a less than significant impact would occur.

b) **Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project will result in a net increase in the number of new automobile trips in the area. However, the project, at 7 dwelling units, is below the threshold of 50 dwelling units at which the Public Works department considers that impacts may be potentially significant-- and thus require a Traffic Study. Thus, the project is not anticipated to adversely affect level of service standards or other standards established by a CMP. Based on this, a less than significant impact would occur.

c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

The project will not impact air traffic patterns because it will neither be tall enough to impact flight paths nor large enough to elicit substantial new demand for air travel. Further, the proposed project is not located

near any airport; thus, no impacts would occur.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

There are no potentially dangerous design features included in the proposed project, and thus, no impacts would occur.

- e) Result in inadequate emergency access?**

The proposed project, either through construction or operation, will not block or provide inadequate emergency access for the project itself or make existing emergency access to off-site properties inadequate. The project includes an onsite fire lane 26 feet in width that allows fire and emergency vehicles to have direct paved access to each new dwelling unit in the project. Therefore, the project would in fact facilitate good emergency access, not creating any dangers to emergency access and thus causing no impacts.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

Proportional to its size, the project includes sufficient pedestrian-friendly features such as two dwelling units that will face 3rd Street, with car garages located in the rear. By locating garages in the rear of the two buildings, the street frontage will not be interrupted by curb cuts and driveways, providing a safer and more attractive walking environment. Also, by locating garages in the rear, the front building façade will not be dominated by a garage door and can include a larger front porch and more windows, which make the streetscape more attractive and inviting.

In addition, Units 1, 6 and 7 (those units adjacent to the abutting streets) have walkways that directly connect to the public sidewalk, thus ensuring that good pedestrian connectivity is maintained in the neighborhood. For the interior units (2-5), each contains a walkway that leads to the fire lane, which then leads to a proposed common stairway and walk on the side of the property, directly linking to the public sidewalk. Thus, pedestrian connectivity is maintained throughout the development.

The project does not provide onsite bicycle parking, which is only required of multi-family residential developments (such as apartment buildings and townhouses) of five or more dwelling units. The project is not located in a Transit-Oriented District (TOD) and is not located along a designated Master Plan of Bikeways route.

Based on the above, no impacts would occur.

EVALUATION OF ENVIRONMENTAL IMPACTS:

LESS THAN SIGNIFICANT.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impa ct</i>
--	---	--	---	---------------------------

Would the project:

a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project proposes seven new dwelling units and thus will contribute some new wastewater in proportion to the size of the development. The project is located in an urbanized area and will connect to a public sewer system. All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). Because all municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB, any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. As such, these connections would ensure the project's compliance.

A sewer area study was reviewed by Public Works and approved on 3-18-13.

Based on the above, a less than significant impact would occur.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project, due to its small scale, is not anticipated to cause any wastewater capacity problems. The project will connect to a public sewer system and is required to install and dedicate mainline sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works. In addition, in order to establish connection to the public sewer system, the project is required to install an offsite sewer main line to serve the subdivision to the satisfaction of Public Works. Thus, a less than significant impact would occur.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project is not anticipated to create any drainage system capacity problems or result in other factors that could cause significant environmental effects. The project is required to comply with the County's LID Ordinance. The project's Hydrology Study and LID plan was approved by Public Works on 5-28-13. Thus, a less than significant impact would occur.

d) Have sufficient reliable water supplies available to

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

The project is connecting to a public water system and being served by a local water purveyor. Thus, it has sufficient water supplies available to serve the anticipated project water demands.

The City of Los Angeles DWP issued a will-serve letter for the project on 7-11-12. The Public Health department cleared the project from a water supply/availability standpoint on 1-18-13.

Upon construction, the project will be required to comply with the latest water conservation measures contained in the California Building Code for new single-family homes.

Based on the above, a less than significant impact would occur.

- e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Due to the small scale of the project and its proposed land use, the project is not anticipated to create energy utility system capacity problems or result in other factors which could cause significant environmental effects. The project is located in an urbanized area on an infill parcel of land this is already served by energy utilities of sufficient capacity. In addition, upon construction, the project will be required to comply with the latest energy conservation measures contained in the California Building Code for new single-family homes. Therefore, project impacts to the availability of adequate energy supplies would be less than significant.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

The size and scale of the project are unlikely to cause any potentially significant impacts on the environment. The project, located in an urbanized neighborhood currently being served by local waste management companies, would therefore be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Thus, a less than significant impact would occur.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?**

The project will be required to obtain approvals and building permits that would comply with all federal, state, and local statutes and regulations related to solid waste and thus will be consistent with all applicable solid waste regulations. The proposed project must comply with the Integrated Waste Management Plan and must also comply with other solid waste diversion documents required by the California Integrated Waste Management Act of 1989 (AB 939). Thus, the project will result in no impact.

EVALUATION OF ENVIRONMENTAL IMPACTS:

LESS THAN SIGNIFICANT.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The project does not have the potential to significantly degrade the quality of the environment, due to the fact that the project is small in scale (i.e. its use, density, mass/bulk and height), and is located in an older urbanized area of Los Angeles County, on a vacant infill parcel of land. With respect to the biological environment, there are no sensitive species located on the site. There are no sensitive species located adjacent to the site or in the surrounding area. Thus, there is no potential for rare, threatened or endangered plant or animal species to be significantly affected by the proposed development. With respect to the non-biological environment, there are no project-related factors or conditions that have been identified that could cause a significant impact on air, land, water, energy or other natural resources. However, since the project will cause some physical change to the environment, it is impossible to determine that “no impact” to these resources would occur. Thus, a “less than significant impact” is the appropriate determination.

There is one oak tree located adjacent to the project site, and the oak tree’s canopy falls onto the project site. The project has been designed to avoid encroaching into the protected zone of the oak tree. However, since it is impossible to say that “no impact” to the oak tree would occur, it must be determined that a less than significant impact would occur.

Based on the above, a less than significant impact would occur.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

With respect to the project, the most significant short-term environmental goal to be achieved will be the creation of new housing units on an infill site (i.e. infill housing). Infill development, in general, is considered to be more environmentally sustainable than “greenfield” development, due to the fact that infill typically utilizes existing infrastructure resources and facilities (such as roads, sewer and water lines), is located closer to existing services and facilities (such as parks, schools and employment), and does not typically involve impacts to natural resources that are contained on rural or undisturbed lands.

Two potential long-term disadvantages of infill housing are over-taxing of existing infrastructure/services, and overcrowding. With respect to existing infrastructure/services, the project is required to pay for the costs of installing and/or upgrading both onsite and offsite infrastructure so that it is adequately connected

to and served by the existing public systems (i.e. sewer, water, drainage and roads). The project is also required to pay impact fees for new parks, schools and libraries. Thus, long-term environmental goals to maintain these public systems can still be achieved or otherwise be projected to be reasonably achieved. With respect to overcrowding, the project proposes a "low-medium density" according to the General Plan and therefore does not propose an adverse number of new housing units in the existing neighborhood that would tend to degrade the quality of life in the neighborhood, which may eventually lead to a displacement of existing residents to non-urbanized, non-infill ("greenfield") locations. Thus, long-term environmental goals to maintain the quality of life of residents in existing urbanized neighborhoods, and preserve natural resources in outlying areas, can still be achieved or otherwise be projected to be reasonably achieved.

There are no other known or anticipated achievements of short-term environmental goals that would tend to negatively impact the achievement of long-term environmental goals.

Therefore, based on the above, a less than significant impact would occur.

c) Does the project have impacts that are individually limited, but cumulatively considerable?
 ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Nearly all of the project's anticipated impacts are incremental and cumulative only (i.e., minimal taxing of fire and sheriff services, minimal contributions to stormwater runoff and greenhouse gases, etc.), in the sense that the small size and scale of the project, coupled with its infill location, would not create any potentially significant large and immediate impacts. However, since there have not been any other past, present or future projects identified that would make the project's cumulative impacts "considerable" when linking *all projects together*, the project-specific cumulative impacts can be determined to be less than significant.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No other environmental effects have been identified that would cause substantial adverse effects on human beings, either directly or indirectly. It is estimated that the creation of new housing units in an urban infill location, with pedestrian-friendly site and building design features, and that will meet all County and State Building Code requirements for health, safety, energy efficiency and water conservation, will only benefit human beings, both directly and indirectly, in the short-term and long-term.

From: Jodie Sackett
To: "Gary Scott"
Subject: RE: Project # R2012-00835, TR071925
Date: Monday, December 02, 2013 7:31:00 AM

Hello Gary,

The height of the condo units 1-5 as shown on the plans will be approximately 24 feet. The two units that face W. 3rd Street (units 6 & 7) will be about 34 feet high in total (counting the garage below), because there is a change in elevation from the site to the street; from the street, they will appear to be the same height as the others—24 feet.

This project has satisfied LA County parking requirements by providing two covered (garage) spaces per condo unit. There is no guest parking requirement for new condo developments that are less than 10 units.

Please feel free to let me know if you have any additional questions.

Best Regards,

Jodie Sackett
Land Divisions

From: Gary Scott [mailto:garyangelique@msn.com]
Sent: Wednesday, November 27, 2013 4:21 PM
To: Jodie Sackett
Subject: Project # R2012-00835, TR071925

To: Jodie Sackett

Project location: west adjacent to the YMCA, San Pedro

Just checking on height of new condominium's. Some of the residents on Bellmarin Drive (street west of YMCA) have a ocean view. Wanted to make sure condominiums would not block our ocean view. Also seen in the plans that were provided, their are garages, is there any additional guest parking? Only asking, because of the on going feud already in neighborhood with street parking.

Sincerely,

Gary A. Scott
321 Bellmarin Drive
San Pedro, CA 90731

From: [Linda S Ridolfo](#)
To: [Jodie Sackett](#)
Cc: lrldolfo@sbcglobal.net
Subject: re: R2012-00835 San Pedro
Date: Saturday, November 30, 2013 3:55:26 PM

Per our telephone conversation, I have some concerns with this proposed project.

This applicant also owns the Bellmarin apartments at the corner of Bellmarin and 3rd Street. There are 10 units, some of which are 2 & 3 bedrooms. Only 7 uncovered spaces are available for tenants use. According to the tenants, they have been told to park on the street and not to use the covered garages (unsafe?) for their cars. With the YMCA members and the apartment tenants parking on 3rd and Bellmarin, there is NO ON STREET PARKING AVAILABLE for these 7new homes and their visitors.

On Bellmarin with cars parked on both sides of the street ONLY ONE CAR AT A TIME CAN PASS. This is made more unsafe as the apartment building on the Bellmarin side has no sidewalk. It is landscaped with intermittent low bushes up to the curb. People parking are forced to walk down the middle of this narrow street. More cars will make an unsafe area worse.

This applicant has knowingly violated zoning laws on this R2 property as well as on a residentially zoned property that he previously purchased in Redondo Beach. This is a matter of record. With no regard for the neighborhood he callously use these residential properties to store DOZENS of large construction equipments. I have a concern about bad behavior being rewarded.

Although I am happy to see homes being built in a residential neighborhood, I think that this project is overbuilt for our neighborhood. I ask that the general plan category 1 not be changed to a category 2. I also ask that this current plan be revised to allow for less than 7 houses so that more onsite parking for owners and visitors can be made available.

Thank
for your consideration,

Linda S. Ridolfo

1152 West 3rd

Street

San Pedro

From: Jodie Sackett
To: "Paul Siverson"
Subject: RE: R2012-00835, TR071925
Date: Monday, November 18, 2013 3:09:00 PM
Attachments: [Pages from Public Works Report 2ndRev 5-28-13.pdf](#)
[TR071925 EXHIBIT & site plan DEC 18 2012 PG 1-6.pdf](#)

Sure Paul, see the attached site plan. I also attached the relevant page of the Public Works report, which details the street improvements. It looks like the developer will be required to install at least one new street light along 3rd St., along his property frontage (see Condition 9.a). He will have to bear the full cost of the light and installation. For any street improvements, the contact person at DPW is Patricia Constanza, 626-458-4921.

Regards,

Jodie Sackett
Land Divisions

From: Paul Siverson [mailto:paulsiverson@gmail.com]
Sent: Monday, November 18, 2013 2:32 PM
To: Jodie Sackett
Subject: Fwd: R2012-00835

Sent from my iPhone

Begin forwarded message:

From: "Paul Siverson" <paulsiverson@gmail.com>
Date: November 18, 2013, 2:28:38 PM PST
To: <jsackett@planning.lacounty.gov>
Subject: R2012-00835

Hi Jodie,

Thank you for taking my call earlier. I have looked through some of the materials on the web site for this project and really they don't mean much to me.

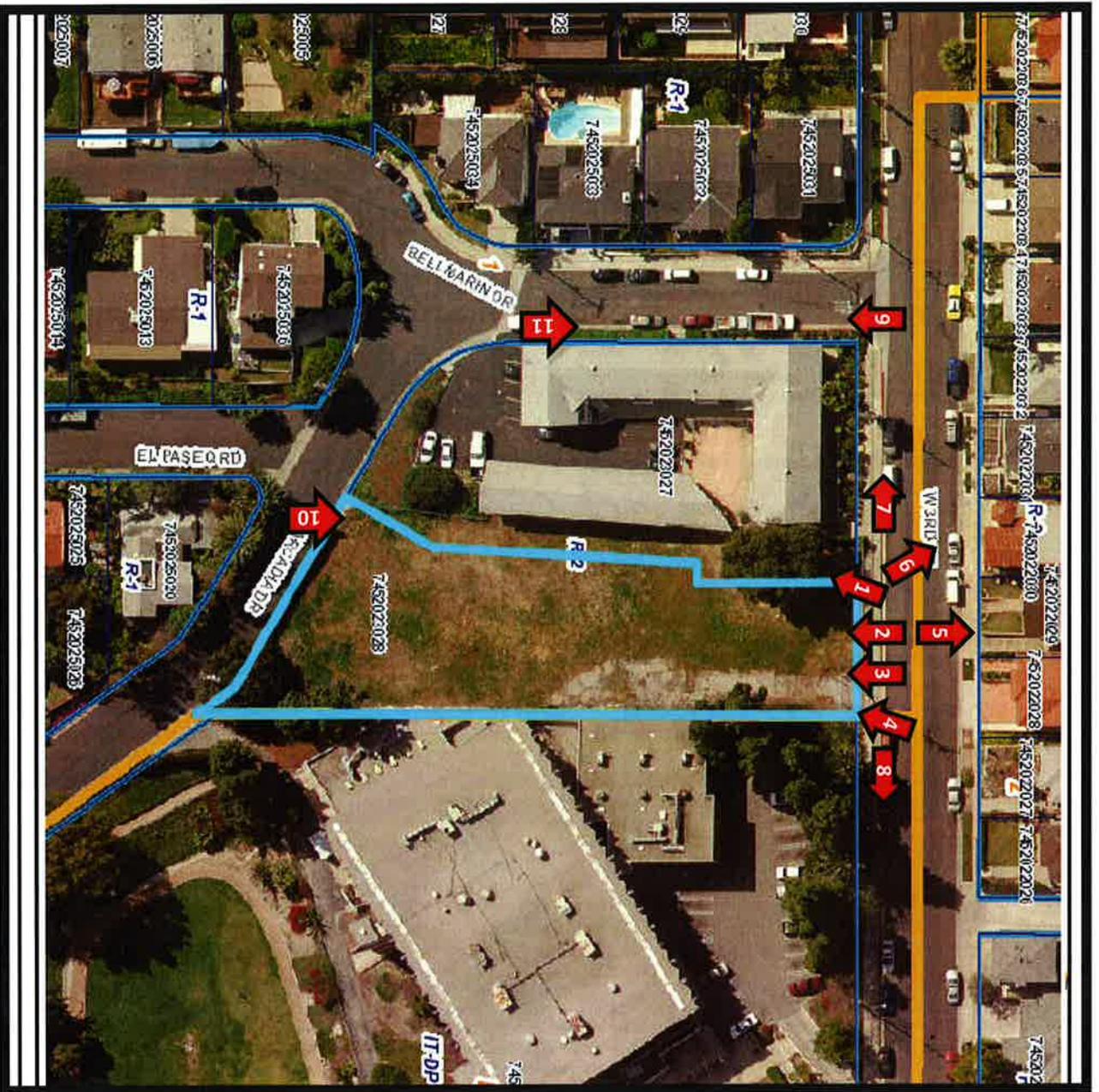
I think what would be a great help to understanding this would be a plot or site plan showing the locations of the proposed houses on the lot along with the ingress and egress driveway and the side yards and sets backs.

I am guessing that the two houses on Third street parking will be accessed through Arcadia just from looking at the drawing. Can you please forward me a copy of the site plan. Thank you.

Paul

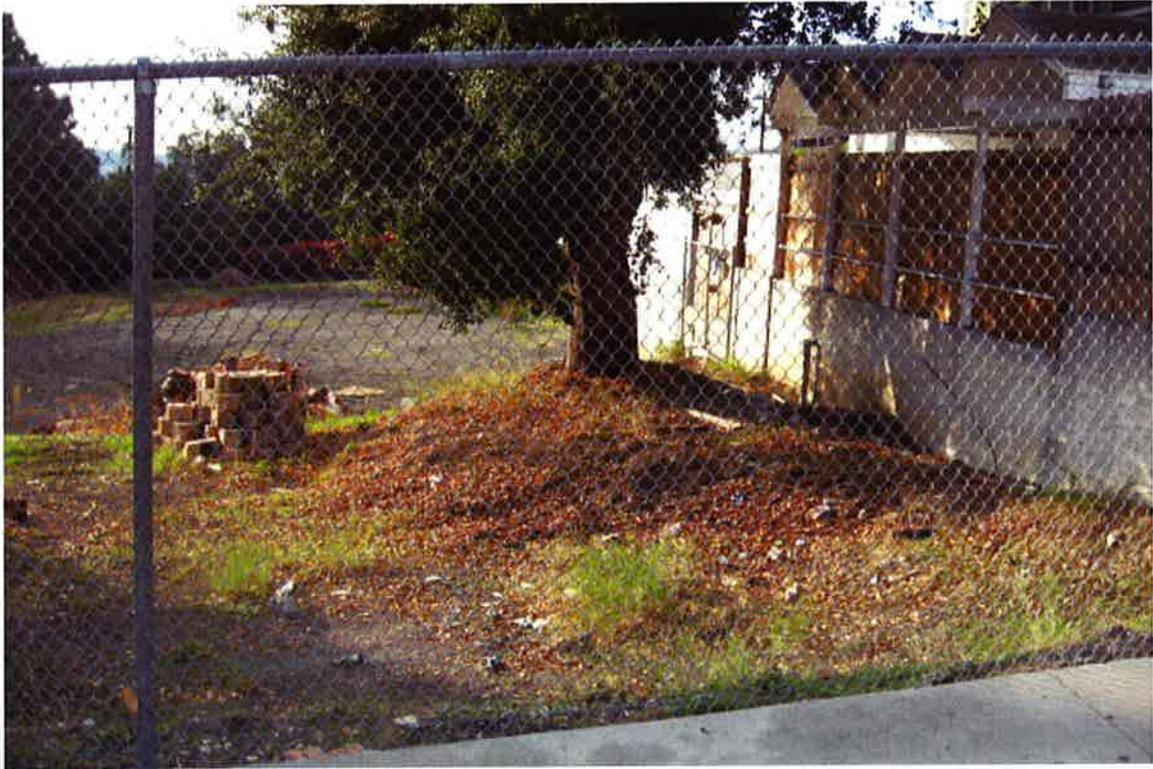
Paul Siverson

TR071925
Site Visit Photo Key Map
12-3-13



STAFF SITE VISIT PHOTOS W/KEY MAP
12-3-13

TR071925



①



②

3



4





5



6



7



8

9



10





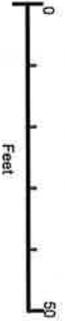
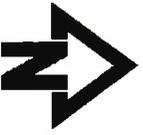
①



TR071925

APN 7452-023-028

Printed: May 07, 2012



Copyright 2011 - Los Angeles County Department of Regional Planning, created by the GIS Section Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the disclaimer statement of GIS-NET. Printed with permission by the Los Angeles County Dept. of Regional Planning. All rights reserved.





TR071925

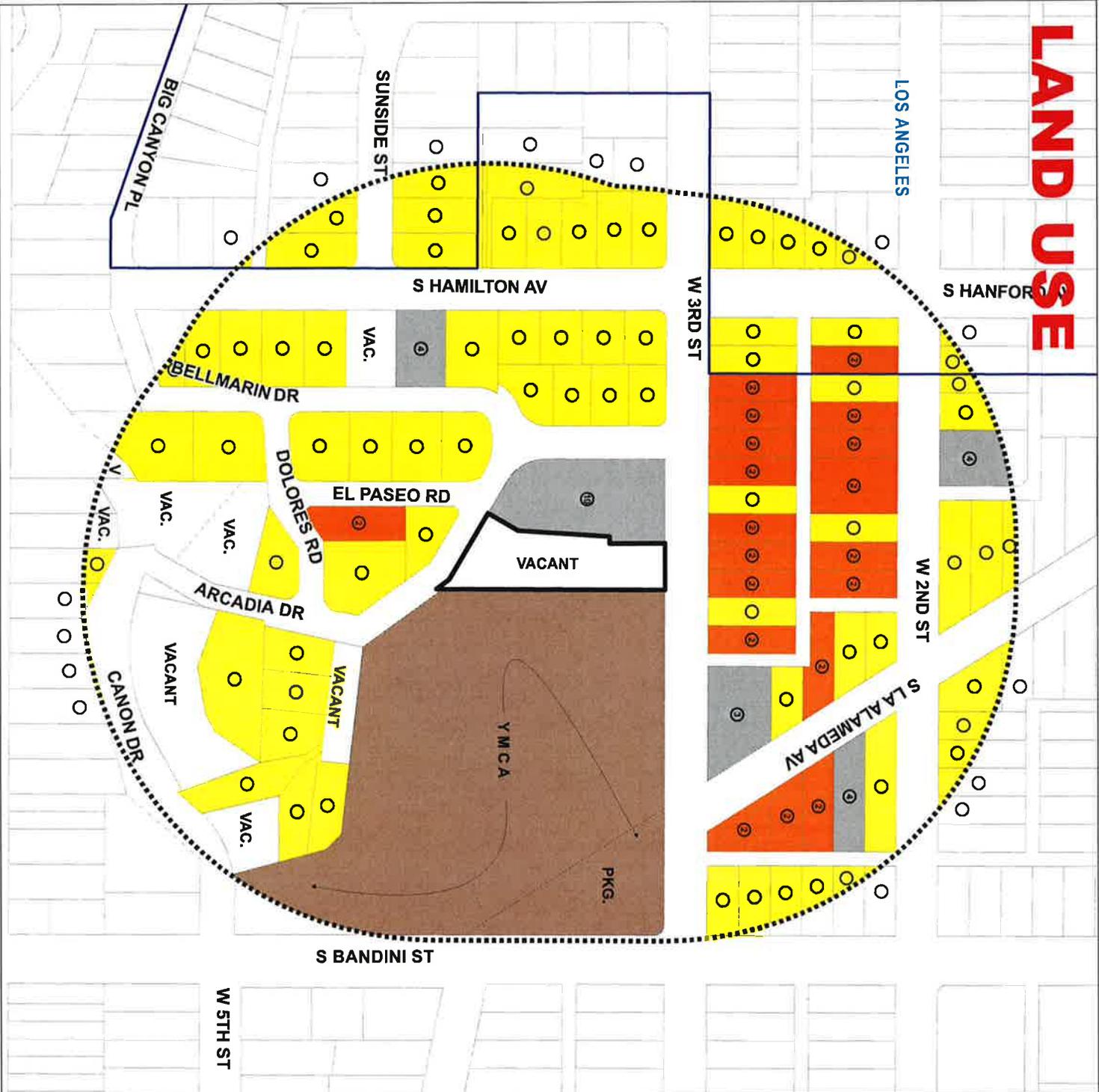
APN 7452-023-028

Printed: May 07, 2012

Copyright 2011 - Los Angeles County Department of Regional Planning, created by the GIS Section Note: This map represents a quick representation of spatial imagery or vector layers using GIS.NET. The map should be interpreted in accordance with the disclaimer statement of GIS.NET. Printed with permission by the Los Angeles County Dept. of Regional Planning. All rights reserved.



LAND USE



LAND USE 500 FOOT RADIUS MAP

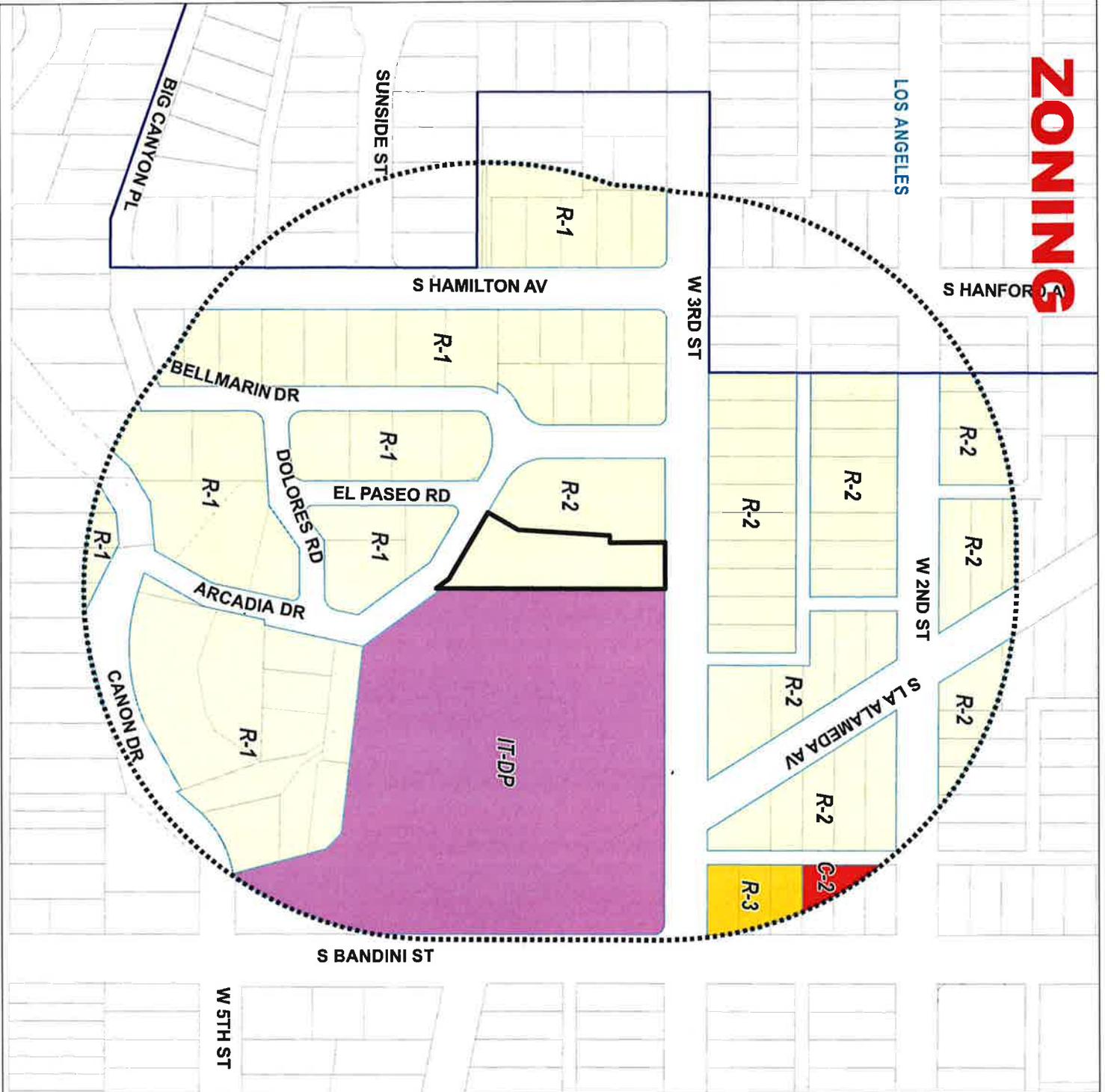
Proj. R2012-00835 (4)
TR 071925

- Legend**
- SINGLE-FAMILY RESIDENCE
 - ② MULTI-FAMILY RESIDENCE
 - SINGLE-FAMILY RESIDENCE
 - TWO-FAMILY RESIDENCE
 - MULTI-FAMILY RESIDENCE
 - INSTITUTION (NON-PROFIT)
 - VACANT



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

ZONING



ZONING
500 FOOT RADIUS MAP
 Proj. R2012-00835 (4)
 TR 071925

- Legend**
- R-1 - SINGLE-FAMILY RESIDENCE
 - R-2 - TWO-FAMILY RESIDENCE
 - R-3-U - LIMITED MULTIPLE RESIDENCE
 - C-2 - NEIGHBORHOOD COMMERCIAL
 - IT - INSTITUTIONAL



LOS ANGELES COUNTY
 Department of Regional Planning
 320 W. Temple St.
 Los Angeles, CA 90012