



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

June 11, 2015

TO: Pat Modugno, Chair  
Stephanie Pincetl, Vice Chair  
Esther L. Valadez, Commissioner  
David W. Louie, Commissioner  
Curt Pedersen, Commissioner

FROM: Marie Pavlovic  
Regional Planning Assistant  
Land Divisions Section

**SUBJECT: Project Number R2014-01386-(2)  
Vesting Tentative Tract Map No. 072771  
Administrative Housing Permit No. 201400006  
RPC Meeting: June 17, 2015  
Agenda Item No.: 7**

Vesting Tentative Tract Map No. 072771 ("TR 072771") is a subdivision proposal to convert 17 apartment units, currently under construction, to condominiums. The associated Housing Permit is a request to receive a 35% density bonus (five units) in exchange for reserving two for-sale units (16.7% of the baseline density) for very low income households.

Please find enclosed site photographs that were supposed to be included in the original hearing package and a revised Staff Analysis (Other Agency Comments and Recommendations) and Draft Findings (Finding 18) which contain the Community Development Commission's ("CDC") comment of support based on information recently provided to the agency by the applicant.

**SUPPLEMENTAL MATERIALS**

Please find enclosed photographs and an updated Staff Analysis and Draft Findings.

**Suggested Motion: "I move that the Regional Planning Commission close the public hearing, find that the project is Categorically Exempt pursuant to state and local CEQA Guidelines, and approve Vesting Tentative Tract Map Number 072771 and Administrative Housing Permit Number 201400006 subject to the attached findings and conditions of approval."**

NP:MP  
June 11, 2015

Enclosures: Staff Analysis  
Draft Findings  
Photos

### **ENTITLEMENTS REQUESTED**

- Vesting tentative tract map to convert 17 apartment units (currently under construction) to condominiums on 0.69 gross (0.59 net) acres, pursuant to County Code Section 21.38.010.
- Administrative Housing Permit, pursuant to County Code Sections 22.56.2690 and 22.52.1830, to receive a 35% density bonus (five units) in exchange for setting aside two units for very-low income households.

### **PROJECT DESCRIPTION**

A subdivision request to convert 17 apartment units to condominium units. The apartment development is located adjacent to the 405 Freeway and was approved under Plot Plan No. 201100856 and Housing Permit No. 201100003 on April 1, 2012. Building permits were pulled and the apartment complex is currently under construction.

**MAP DESCRIPTION** The tentative tract map dated February 24, 2015 depicts four buildings with a private driveway and fire lane separating buildings 1 and 2 from buildings 3 and 4. Four uncovered guest parking spaces, two of which are ADA accessible, are shown in the center of the project site between the buildings. Pedestrian walkways that parallel the easterly and westerly property lines connect to 109<sup>th</sup> Street and provide pedestrian access to the rear yard.

### **EXISTING ZONING**

The subject property is zoned R-3 (Limited Multiple Residence – 5,000 square feet minimum lot area).

Surrounding properties are zoned as follows:

North: R-2  
South: R-3  
East: R-A  
West: R-3 & R-2

### **EXISTING LAND USES**

The subject property is developed with 17 apartment units currently under construction.

Surrounding properties are developed as follows:

North: Education and Technical Training Center for Youths, single and multi-family residences  
South: Lennox Middle School  
East: single-family residences, apartments, Buford Elementary School  
West: warehouse and a mix of industrial uses

### **PREVIOUS CASES/ZONING HISTORY**

The property was originally zoned A-1, then rezoned to R-2 in 1949, and rezoned again to R-3 in 1956. A Tentative Tract Map application No. 53740 was filed in 2001 for 12

detached condominium units but was withdrawn in 2011. In 2012, Plot Plan No. 201100856 (PP201100856) and Administrative Housing Permit No. 201100003 (HSG 201100003) were approved authorizing a 17-unit apartment development with 34 covered parking spaces and 4 uncovered guest spaces. The Administrative Housing Permit authorized a 35% density bonus (5 units) in exchange for the set-aside of two units for very-low income households. As a result, the project was approved for a total of 17 units

### **ENVIRONMENTAL DETERMINATION**

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The development is currently under construction and the proposed condominium conversion does not involve expansion of the use. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA.

### **STAFF EVALUATION**

#### General Plan/Community Plan Consistency

The project site is located within the Major Industrial land use category of the Countywide General Plan. This designation is intended for the development of industrial uses; however, the General Plan recognizes that some areas may be mapped Major Industrial but have "limited potential for industrial development" (Land Use Element or "LUE", pg. III-33). "Therefore, establishment of non-industrial uses within identified Major Industrial areas, not covered by a more detailed areawide or community plan, may be permitted subject to findings of compliance with the following conditions" (LUE, pg. III-33):

- 1) "The area in question is not suitable for present or future industrial use due to conflicts with existing or emerging land use patterns, lack of sufficient and adequate access, or the presence of site specific physical characteristics posing severe constraints for industrial development; or the proposed use demonstrates a desirable, compatible and well-integrated pattern of employment and housing opportunities, and thereby furthers General Plan objectives pertaining to reduced energy consumption and improved air quality" (LUE, pg. III-33-34).

Although the project site has a land use category of Major Industrial, the 405 Freeway bifurcates the project site from the industrial uses located west of the Freeway. The project site has a residential zoning and is located adjacent to a mix of residential types consisting of single-family residences, duplexes, and apartments. Buford Elementary School and Lennox Middle School are located further west and south of the project site, but still within 500 feet of the property boundaries. Due to the surrounding residential uses and compatible sensitive uses, a residential use, rather than an industrial use is more suitable at the project site.

- 2) "The proposed non-industrial use, individually or in combination with adjacent uses, will not adversely impact the viability of surrounding areas for the maintenance or expansion of industrial activities" (LUE, pg. III-34).

The proposed conversion of apartments to condominiums does not present an adverse impact individually or in combination with adjacent uses because it is a continuation of an existing use and does not include expansion of the present use.

- 3) "Compatibility of the proposed non-industrial use with current and future industrial activities in the area is ensured through specific site plan review and approval" (LUE, pg. III-34).

The existing residential apartment use was subjected to a site plan review in 2011 and was found to be consistent with the surrounding residential uses. Subsequently, a plot plan and administrative housing permit were issued in 2012. The existing apartments and proposed conversion to condominiums do not interfere with current nor future industrial activities since those uses are located west of the 405 Freeway.

The proposed density of 17 units is consistent with the permitted density set forth by the General Plan. Since the Major Industrial Land Use Category does not prescribe a residential density, the surrounding residential density is analyzed through a density study. As part of the plot plan and associated housing permit review, the baseline density of 12 units was established through a density study of surrounding densities within 500 feet of the site. The approved Administrative Housing Permit granted a density bonus of 5 additional units in exchange for setting aside 2 units which equates to a reservation of 16.7% of the baseline density for (pre-density bonus) for very-low income households. Thus, the baseline density of 12 units plus the density bonus of 5 units totals 17 units.

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

- General Policy 47. *Promote the provision of an adequate supply of housing by location, type and price* (pg. I-24).

Providing condominiums in an urban neighborhood supports this policy by providing home ownership opportunities, in a largely built-out area.

- General Policy 54. *Promote the full use of existing service systems in order to gain maximum benefit from previous public investments.* (pg. I-25).

The proposed development maximizes land use efficiency since the housing stock supported by existing infrastructure is already or scheduled to be in place. The concentrated urban development is also located near an elementary and middle school.

- Housing Availability 2.1. *Support the development of housing for low and moderate income households and those with special needs near employment and transit (pg. 20).*

The proposed conversion of apartments to condominiums presents home ownership opportunities in the Lennox neighborhood. Lennox is adjacent to a major employment center, the Los Angeles International Airport, and associated businesses. Two bus stops, located at the corners of Lennox Boulevard/Inglewood and 111<sup>th</sup> Street/Inglewood Avenue, are both a half mile walk from the subject site. Two green line rail stations are both located within 2 miles from the subject site.

- Housing Availability 3.1. *Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population (pg. 20).*

The proposed conversion of apartments to condominiums presents home ownership opportunities in the Lennox neighborhood, and is an alternative to simple fee lots which typically cost more. Additionally, two of the seventeen units are reserved for purchase by very low income households.

#### Zoning Ordinance and Development Standards Compliance

The project site is located in the R-3 (Limited Multiple Residence - 5000) Zone. The established density is in keeping with this zoning. Apartments are permitted by right within this zone. The project complies with the residential setbacks, parking, and height requirements of this zone. The addition of the roof-mounted air-conditioning units are depicted to reach 34½ feet, just under the maximum height of 35 feet.

#### Site Visit

A site visit was conducted on April 27, 2015. The inspection revealed the buildings have been established; however, construction is not yet completed. Staff observed erected scaffolding and a dirt driveway and parking lot.

#### Neighborhood Impact/Land Use Compatibility

The proposed conversion of apartment units to condominium units without an increase in density or physical changes to the site except for the addition of roof-mounted air conditioning units is compatible with the maximum density permitted by the zoning. The housing type is compatible with the non-industrial land use provision of the Major Industrial Land Use Category since apartments, single-family homes, and schools surround the site on three sides. The development also has direct access to a County maintained street.

No degradation of natural features will occur, as the subject property is located in an urbanized area and sensitive resources are not located on the site. Shopping and employment opportunities are available within a half mile of the subject property.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

The Los Angeles County Subdivision Committee consists of representatives of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the tentative map dated February 24, 2015, the Subdivision Committee cleared the project for public hearing. The Subdivision Committee Report, dated March 24, 2015 and based on tentative and exhibit maps dated February 24, 2015, is attached.

**OTHER AGENCY COMMENTS AND RECOMMENDATIONS**

The Community Development Commission (“CDC”) supports the affordable housing project based on information provided by the applicant.

**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 Regional Planning website posting.

**PUBLIC COMMENTS**

Staff has not received any public comments at this time.

**FEES/DEPOSITS**

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

**STAFF RECOMMENDATION**

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

Staff recommends **APPROVAL** of Project Number R2014-01386, Tentative Tract Map Number 072771 and Housing Permit No. 201400006 subject to the attached conditions.

**SUGGESTED APPROVAL MOTION:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE VESTING TENTATIVE TRACT MAP NUMBER 072771 AND HOUSING PERMIT NO. 201400006, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS OF APPROVAL.**

Prepared by Marie Pavlovic, Regional Planning Assistant II, Land Divisions Section  
Reviewed by Nooshin Paidar, Supervising Regional Planner, Land Divisions Section

**PROJECT NO. R2014-001386-(2)**  
**VESTING TENTATIVE TRACT MAP NO. TR072771**  
**HOUSING PERMIT NO. 201400006**

**STAFF ANALYSIS**  
**PAGE 6 OF 6**

Attachments:

Draft Findings, Draft Conditions of Approval  
Subdivision Committee Report (03/24/15)  
Site Photographs and Aerial Image  
Site Plan  
Land Use Map

NP:MP  
04/27/15

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-01386-(2)  
VESTING TENTATIVE PARCEL MAP NO. 072771  
HOUSING PERMIT NO. 201400006**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on June 17, 2015, in the matter of Project No. R2014-01386, consisting of Vesting Tentative Tract Map No. TR072771 (“VTTM”) and Administrative Housing Permit No. 201400006. The Tentative Map and Housing Permit are referred to collectively as the “Project Permits.”
2. **ENTITLEMENT(S) REQUESTED.** The applicant requests a Vesting Tentative Tract Map (“VTTM”) to create one multi-family lot through the conversion of 17 apartment units (currently under construction) to condominium units on 0.69 gross (0.59 net) acres, pursuant to County Code Section 21.38.010. The applicant also requests an administrative housing permit, pursuant to County Code Section 22.56.2690 and 22.52.1830, to receive a 35% density bonus by setting aside two units (16.7% of the baseline density) for very low income households.
3. **LOCATION.** The project site is located at 5053 West 109th Street in the community of Lennox.
4. **PROJECT DESCRIPTION.** The applicant requests to create one multi-family lot through the conversion of 17 apartment units to condominium units on 0.69 gross (0.59 net) acres. The applicant also requests an administrative housing permit to receive a 35% density bonus (5 units) by setting aside two units (16.7% of the pre-density bonus density) for very low income households. Construction of the 17 unit apartment complex is currently underway. The proposed conversion will not increase density or physically change the site design, with the exception of proposed roof-mounted air conditioning units. The project site uses West 109<sup>th</sup> Street for ingress/egress.
5. **TOPOGRAPHY.** The Project Site is 0.69 gross acres (0.59 net acres) in size and consists of one legal lot. The Project Site is essentially rectangular in shape with the southerly lot line taking on the curvature of the cul-de-sac. The subject property is flat and the 17-apartment units are under construction.
6. **ZONING.** The Project Site is located in the Lennox Zoned District and is currently zoned R-3 (Limited Multiple Residence).
7. **LAND USE CLASSIFICATION.** The Project Site is located within the Major Industrial (I) land use category of the General Plan’s Land Use Policy Map.
8. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius include:

North: R-2  
South: R-3  
East: R-A  
West: R-3 & R-2

9. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:

North: Education and Technical Training Center for Youths, single and multi-family residences  
South: Lennox Middle School  
East: single-family residences, apartments, Buford Elementary School  
West: warehouse and a mix of industrial uses

10. **PREVIOUS CASES/ZONING HISTORY.** The property was originally zoned A-1, then rezoned to R-2 in 1949, and rezoned again to R-3 in 1956.

A Tentative Tract Map application No. 53740 was filed in 2001 for 12 detached condominium units but was withdrawn in 2011. On April 1, 2012, Plot Plan No. 201100856 and Administrative Housing Permit No. 201100003 were approved authorizing a 17-unit apartment development with 34 covered parking spaces and 4 uncovered guest spaces. The Administrative Housing Permit authorized a 35% density bonus (5 units) in exchange for the set-aside of two units (16.7% of the baseline density) for very-low income households. As a result, the project was approved for a total of 17 units.

11. **SITE PLAN DESCRIPTION.** The tentative tract map dated February 24, 2015 depicts four buildings with a private driveway and fire lane separating buildings 1 and 2 from buildings 3 and 4. Four uncovered guest parking spaces, two of which are ADA accessible, are shown in the center of the project site between the buildings. Pedestrian walkways that parallel the easterly and westerly property lines connect to 109<sup>th</sup> Street and provide pedestrian access to the rear yard.
12. **AFFORDABLE HOUSING.** Administrative Housing Permit No. 201100003, approved in 2012, authorized a density bonus of 35% or 5 units by setting aside 2 rental units (16.7% of the pre-density bonus density) for very low income households. The subject Administrative Housing Permit associated with this Vesting Tentative Tract Map would convert the 2 rental units to for-sale units. The duration of the affordability must be observed for 55 years starting from the building(s) certificate of occupancy issuance date.
13. **SITE ACCESS.** West 109<sup>th</sup> Street provides access to the subject site and a private driveway and fire lane provides internal access to the four buildings.

14. **PARKING.** Each unit has a ground floor garage that provides two covered parking spaces. The development also provides 4 uncovered parking spaces, two of which are ADA spaces.
15. **INTERNAL CIRCULATION.** A private driveway and fire lane that cuts through the middle of the development provides access into and through the site. The driveway provides direct access to the individual garages, like an alley. The pedestrian walkways are located along the easterly and westerly property lines which provide access to the front door of the units.
16. **PRE-RPC HEARING PROCEEDINGS.** None.
17. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The conditions of the Subdivision Committee, comprised of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health, are based on the map dated February 24, 2015.
18. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS**  
The Community Development Commission (“CDC”) supports the affordable housing project based on information provided by the applicant.
19. **CEQA.** Prior to the Commission’s public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the conversion of existing apartments to condominiums with negligible or no expansion of use beyond that which was previously existing.
20. **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.
21. **PUBLIC COMMENTS.** Staff has not received any public comments at this time.
22. **HEARING PROCEEDINGS.**
23. **PLAN CONSISTENCY.** The General Plan designates the project site as I (Major Industrial). The General Plan allows non-industrial uses within the Major Industrial classification if the proposed use is compatible with the existing land use pattern of the area. Therefore, the proposed residential condominium use is in keeping with the surrounding residential uses which consist of apartments, single-family residences, and schools. The existing density of 17 units was previously analyzed during the plot plan and associated housing permit review. A baseline density of 12

units was established through a density study of surrounding densities within 500 feet of the site. A density bonus of 5 units (35% of baseline density) was granted in exchange for setting aside 2 units in accordance with the Density Bonus Ordinance Program of the General Plan's Housing Element. Thus, the proposed density is consistent with policies of the General Plan.

24. **ZONING CODE CONSISTENCY.** The project site is located in the R-3 (Limited Multiple Residence) Zone. Townhouses are permitted by right within this zone. The proposed project complies with all development standards of the R-3 Zone including yard/setback requirements, distances between buildings, parking, and height. Additionally, the tops of the proposed roof-mounted air-conditioning units are depicted to reach 34½ feet, just under the maximum height of 35 feet.
25. **FINDINGS – LAND USE COMPATIBILITY.** The Regional Planning Commission finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Los Angeles County General Plan. The project increases the supply of housing and promotes the full use of existing service systems.
26. **FINDINGS – PHYSICAL SITE SUITABILITY.** The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed since the property is relatively level and is served by adequate road and utility infrastructure.
27. **FINDINGS – SEWER DISCHARGE.** The Regional Planning Commission finds that 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, and sewer service is available for the site.
28. **FINDINGS – DESIGN IMPACT – PUBLIC HEALTH.** The Regional Planning Commission finds that 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 already adequately addressed.
29. **FINDINGS – WILDLIFE/HABITAT IMPACTS.** The Regional Planning Commission finds that 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 on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.
30. **FINDINGS – PASSIVE COOLING.** The Regional Planning Commission finds that the design of the subdivision provides to the extent feasible, for future passive or

natural heating or cooling opportunities therein. Future structures 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.

31. **FINDINGS – RIGHTS-OF-WAY/EASEMENTS.** The Regional Planning Commission finds that 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.
32. **FINDINGS – WATERCOURSE IMPACT.** The Regional Planning Commission finds that 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.
33. **FINDINGS – HOUSING/EMPLOYMENT NEEDS.** The Regional Planning Commission finds that 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.
34. **FINDINGS – LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

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

- A. That the proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. That the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Vesting Tentative Parcel Map No. 072771 and Administrative Housing Permit No. 201400006, subject to the attached conditions.

**ACTION DATE: 06/17/2015**

**Vote:**

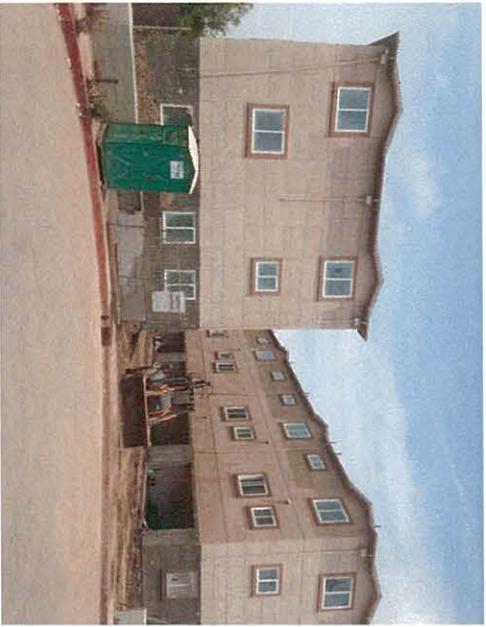
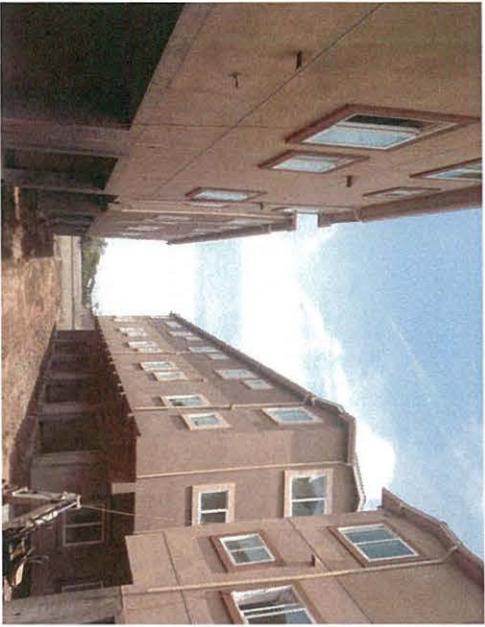
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No:

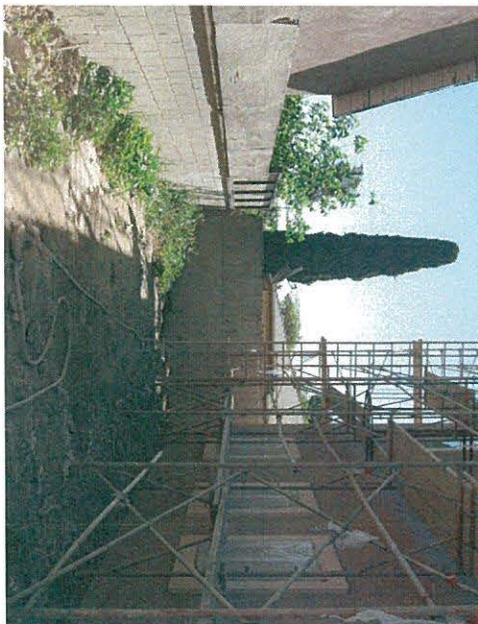
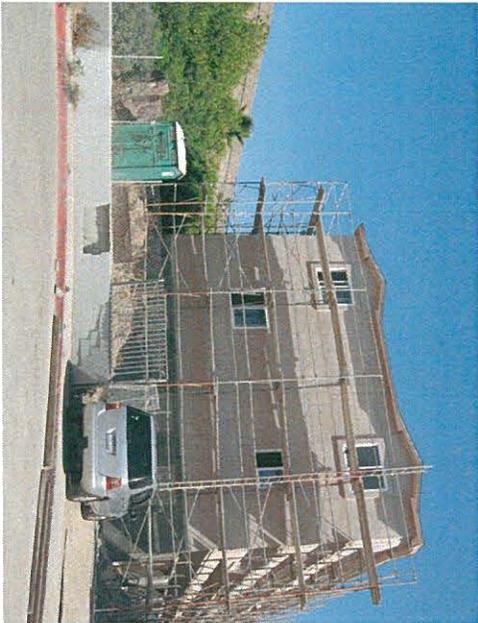
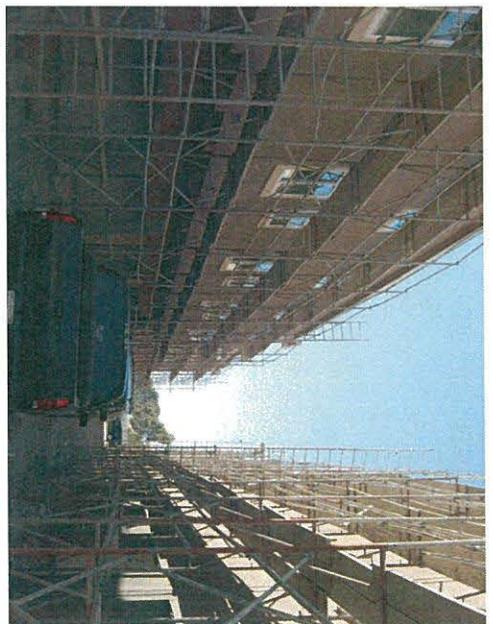
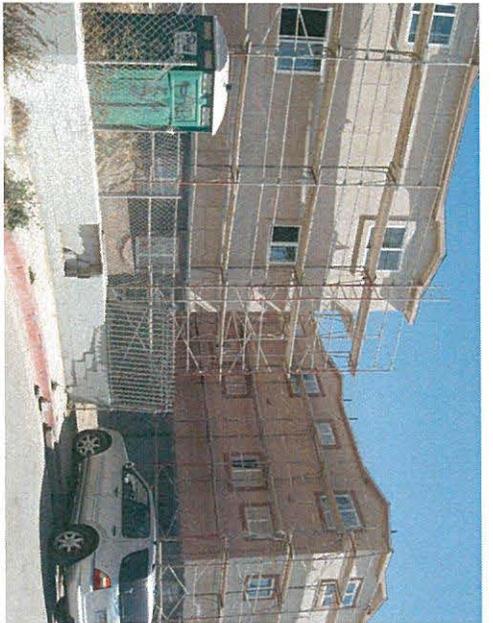
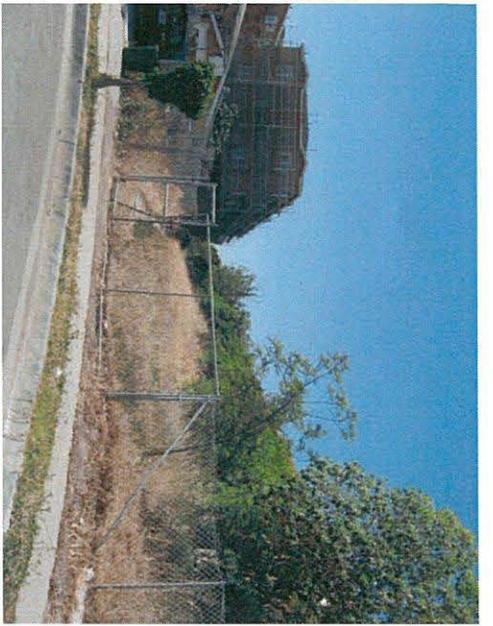
Absent:

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06/03/15



05-26-15



04.27.15