



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Jon Sanabria  
Acting Director of Planning

**CERTIFIED-RECEIPT  
REQUESTED**

June 11, 2009

Lloyd R. Anastasi  
1250 8<sup>th</sup> Street  
Manhattan Beach, California 90266

Dear Mr. Anastasi:

**SUBJECT: GENERAL PLAN AMENDMENT CASE NO. 2005-00011-(2)  
ZONE CHANGE CASE NO. 2005-00022-(2)  
CONDITIONAL USE PERMIT CASE NO. 2005-00236-(2)  
VESTING TENTATIVE TRACT MAP NO. 063243  
MAP DATE: JULY 1, 2008**

A public hearing on General Plan Amendment Case No. 2005-00011-(2), Zone Change Case No. 2005-00022-(2), Conditional Use Permit Case No. 2005-00235-(2), and Vesting Tentative Tract Map No. 063243 was held before the Los Angeles County Regional Planning Commission (Commission") on June 10, 2009.

After considering the evidence presented, the Commission in its action on June 10, 2009, approved the vesting tentative tract map and conditional use permit in accordance with the Subdivision Map Act, Title 21 (Subdivision Ordinance) and Title 22 (Zoning Ordinance) of the Los Angeles County Code ("County Code"), and the recommendations of the Los Angeles County Subdivision Committee; and recommended that the Los Angeles County Board of Supervisors ("Board") approve the general plan amendment and adopt the zone change. A copy of the resolutions and approved findings and conditions is attached.

The general plan amendment and zone change are currently pending. The conditional use permit and vesting tentative tract map are not effective until the general plan amendment and zone change are adopted by the Board. Pursuant to subsection C of Section 21.56.010 and subsection B.2 of Section 22.60.230 of the County Code, the tentative map and conditional use permit are deemed to be called for review/appealed by the Board.

General Plan Amendment Case No. 2005-00011-(2) is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units Per Acre).

Zone Change Case No. 2005-00022-(2) is a request to change 0.81 net acres of A-1 (Light Agricultural - 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-24U-DP (Limited Multiple Residence - 17 Dwelling Units Per Net Acre - Development Program).

The action on the vesting tentative tract map and conditional use permit authorize:

**GENERAL PLAN AMENDMENT CASE NO. 2005-00011-(2)**  
**ZONE CHANGE CASE NO. 2005-00022-(2)**  
**CONDITIONAL USE PERMIT CASE NO. 2005-00236-(2)**  
**VESTING TENTATIVE TRACT MAP NO. 063243**  
**Approval Letter**

Page 2 of 2

- The subdivision of the 0.92 gross acre site into one multi-family lot with 19 new attached condominium units in four buildings; and
- The development by ensuring conformance through the development program; including modification of the maximum permitted combined retaining wall and fence height to allow up to 12 feet within the side yard setback.

If you have any questions regarding this matter, please contact Mr. Jodie Sackett of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Jon Sanabria  
Acting Director of Planning



Susan Tae, AICP  
Supervising Regional Planner  
Land Divisions Section

SMT:jds

Attachments: Resolutions, Findings and Conditions

c: Board of Supervisors  
Subdivision Committee  
Building & Safety  
Jim Marquez (via e-mail)

**A RESOLUTION OF THE  
REGIONAL PLANNING COMMISSION  
OF THE COUNTY OF LOS ANGELES  
RELATING TO GENERAL PLAN AMENDMENT CASE NO. 2005-00011-(2)**

**WHEREAS**, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for adoption of amendments to county general plans; and

**WHEREAS**, the Los Angeles County Regional Planning Commission ("Commission") has conducted a public hearing regarding General Plan Amendment Case No. 2005-00011-(2), Zone Change Case No. 2005-00022-(2), Conditional Use Permit Case No. 2005-00236-(2) and Vesting Tentative Tract Map No. 063243 on June 10, 2009; and

**WHEREAS**, the Commission finds as follows:

1. The subject site is located at 1028 W. 223<sup>rd</sup> Street, within the Carson Zoned District and unincorporated community of West Carson.
2. The rectangularly-shaped subject property is 0.92 gross acres (0.81 net acres) in size with level topography. The subject property is currently occupied by one single-family residence.
3. Primary access to the project property will be from 223<sup>rd</sup> Street, an 80-foot wide secondary highway on the Los Angeles County Master Plan of Highways. Internal access will be provided by a 26-foot wide private driveway and fire lane.
4. General Plan Amendment Case No. 2005-00011-(2) is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 0.92 gross acre site from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential -12 to 22 Dwelling Units Per Acre).
5. General Plan Amendment Case No. 2005-00011-(2) was heard concurrently with Zone Change Case No. 2005-00022-(2), Vesting Tentative Tract Map No. 063243 and Conditional Use Permit Case No. 2005-00236-(2).
6. Zone Change Case No. 2005-00022-(2) is a related request to change 0.81 net acres of existing A-1 (Light Agricultural - 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Acre - Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new conditional use permit is first obtained.

7. Vesting Tentative Tract Map No. 063243 is a related request to create one multi-family lot with 19 attached condominium units in four buildings on 0.92 gross acres.
8. Conditional Use Permit Case No. 2005-00236-(2) is a related request to ensure compliance with the Development Program zoning pursuant to Section 20.40.040 of the Los Angeles County Code ("County Code"). The applicant is requesting the following modifications:
  - a. Modification of the maximum permitted combined retaining wall and fence height of six (6) feet in the side yard setback to allow a total combined height of up to 12 feet.
9. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
10. The applicant's site plan, labeled Exhibit "A", depicts one multi-family lot with 19 attached condominium units (townhomes) on 0.92 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is three stories (living space on top of garage) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the multi-family units to access W. 223rd Street. Each unit will have three covered parking spaces (57 total spaces), with a total of eight guest parking spaces proposed in four locations within the development. A minimum of 2,042 square feet (or 5.8 percent of the net project area) of open space area is proposed, to include a play area, planters, and front yard landscaping. There is one existing single-family residence proposed to be demolished. Approximately 1,000 cubic yards of cut and 2,000 cubic yards of fill grading are proposed. There are no Oak trees on the project site.
11. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 20 units). The density of the proposed residential development is 20.6 dwelling units per gross acre (or 19 units), which is consistent with the maximum under Category 3.
12. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area). The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.

13. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north; R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units Per Net Acre - Development Program), A-1 and M-1 to the east; A-1 and RPD-5,000-12U (Residential Planned Development - 5,000 Square Foot Minimum Required Lot Area - 12 Dwelling Units Per Acre) to the south; and A-1 and RPD-5,000-12U to the west.
14. Surrounding land uses to the north consist of single and multi-family residences, a church, greenhouse (nursery), school and a kennel. To the east are single and multi-family residences, church, kennel, maintenance yard, and a mobilehome park. To the south is a planned unit development, single-family residences, mobilehome park, light industrial/warehouse and a market. To the west are single-family residences and duplexes.
15. The project is consistent with the proposed R-3-24U-DP zoning classification. Attached multi-family residences are permitted in the R-3-24U-DP zone pursuant to Section 22.20.260 and 22.40.040 of the County Code. The project also complies with the density of the R-3-24U zone, which allows up to 24 dwelling units per net acre (or 19 units) on the subject property.
16. Two letters of correspondence were received from the County Sanitation Districts of Los Angeles County. The more recent letter from the Sanitation District, dated May 12, 2009, provided updated sewerage and wastewater flow information since the previous letter sent on February 5, 2007. The first letter, dated February 5, 2007, gave information related to sewer connection fees and design capacities of the District's wastewater treatment facilities.
17. During the June 10, 2009 public hearing, the Commission heard a presentation from staff and testimony from the owner and project consultant. No other testimony was heard.
18. During the June 10, 2009 public hearing, County Counsel indicated that the language of proposed CUP Condition No. 3 should be corrected to the following:  
  
"With the exception of this condition [No. 3] and Condition Nos. 7, 8, 11, 12 and 13, which shall become effective upon the final approval of this grant, this grant shall not be effective for any purpose or used until the permittee..."
19. During the June 10, 2009 public hearing, the Commission discussed the proposed development and the following project issues:  
  
Traffic along W. 223<sup>rd</sup> Street: The Commission asked the project consultant if it was necessary to place a "right turn only" sign at the proposed project driveway entrance. The consultant responded that, based on knowledge of the existing area, there are no

issues with access at the proposed project location, and that a sign is not necessary. The Commission accepted the consultant's response and did not require a sign to be added to the project entrance.

Proposed retaining wall height along the easterly side of the subject property: In its presentation, staff indicated that the retaining wall cross-section depicted on the Exhibit "A" did not exactly correspond to the cross-section depicted on the site plan sheet of the proposed building plans. Specifically, staff indicated that the Exhibit "A" cross-section depicted a "cut" retaining wall on the subject property, while the site plan cross-section depicted a "fill" retaining wall. Staff requested that the applicant clarify the retaining wall design and height for the Commission. The project consultant gave additional testimony and stated that the combined cut retaining wall and fence height depicted on the Exhibit "A" (11 feet) appeared accurate, and that the cross-section shown on the site plan is accurate in terms of the proposed "fill retaining" design. The Los Angeles County Department of Public Works ("Public Works") recommended one additional foot of wall height (12 feet maximum) to allow for changes during actual field work. The Commission was satisfied with the responses from the consultant and Public Works regarding the retaining wall height and design.

Building design: The Commission stated that the design of the proposed buildings is "plain", looks like a "box", and should be "embellished" with more design detail articulation and color to match the aesthetic quality of newer adjacent residences. The project consultant responded that the proposed plans are "generic" at this stage and that he can work with staff at a later plan review stage to add more aesthetic features to the building design.

Green building/drought-tolerant landscaping: In its presentation, staff recommended to the Commission that an additional project condition be added in order to ensure project compliance with green building and drought-tolerant landscaping prior to the issuance of building permits. The Commission discussed green building compliance and agreed with staff's recommendation for an additional project condition to ensure compliance.

20. On June 10, 2009, after hearing all testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved Vesting Tentative Tract Map No. 063243 and Conditional Use Permit Case No. 2005-00236-(2), and recommended to the Board approval of General Plan Amendment Case No. 2005-00011-(2) and adoption of Zone Change Case No. 2005-00022-(2). The Commission added the following project conditions of approval:

- a. That the changes to proposed CUP Condition No. 3 be included as recommended by County Counsel;

- b. That the side yard combined retaining wall and fence be allowed to a maximum height of 12 feet;
  - c. A review by the Director of Planning (Revised Exhibit "A") for architectural design is required prior to building permit issuance to ensure design quality and consistency with the local community; and
  - d. An additional staff review of building and landscaping plans to ensure compliance with the County's green building and drought-tolerant landscaping ordinances prior to the issuance of building permits.
21. The plan amendment is consistent with the goals and policies of the General Plan. The plan amendment allows a project that increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
22. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Fire, Parks and Recreation, Public Health and Regional Planning.
23. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures except as otherwise modified, as shown on the tentative tract map and Exhibit "A".
24. Compatibility with surrounding land uses will be ensured through the related zone change, subdivision and conditional use permit.
25. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
26. The recommended plan amendment is needed in order to fulfill and implement General Plan policies to provide high-quality multi-family housing at urban infill locations.
27. The particular amendment is appropriate and proper because the proposed housing at an infill location efficiently utilizes existing infrastructure and services, is compatible with surrounding uses, and will improve the quality of existing residential neighborhoods.
28. Modified conditions warrant a revision to the General Plan. The area in question is transitioning from lower-density residential and industrial development to higher-density residential development.

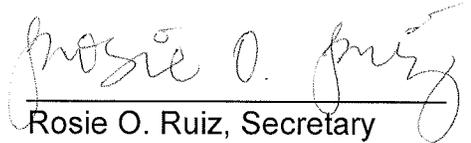
29. Approval of the proposed plan amendment is in the best interest of the public health, safety and general welfare, as the area contains and/or the project proposes sufficient infrastructure and facilities to accommodate the development, to include street improvements, water supply, sewer connection, fire flow and fire access. The development is in conformity with good planning practices, as the development is necessary in order to fulfill General Plan goals to provide much-needed multi-family infill housing at convenient locations.
30. The applicant has satisfied the "Burden of Proof" for the requested plan amendment.
31. 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. The Initial Study identified no significant effects on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.
32. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
33. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
34. 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 the 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, Regional Planning.

**NOW, THEREFORE BE IT RESOLVED** that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended general plan amendment; and
2. Certify that the Negative Declaration has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and

3. Approve the Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and
4. Find that the recommended general plan amendment is consistent with the goals, policies and programs of the General Plan; and
5. Adopt General Plan Amendment Case No. 2005-00011-(2) amending the Land Use Policy Map of the General Plan as depicted on the Exhibit attached hereto and described hereinabove.

I hereby certify that the foregoing was adopted unanimously by the voting members of the Regional Planning Commission of the County of Los Angeles on June 10, 2009.

  
\_\_\_\_\_  
Rosie O. Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission

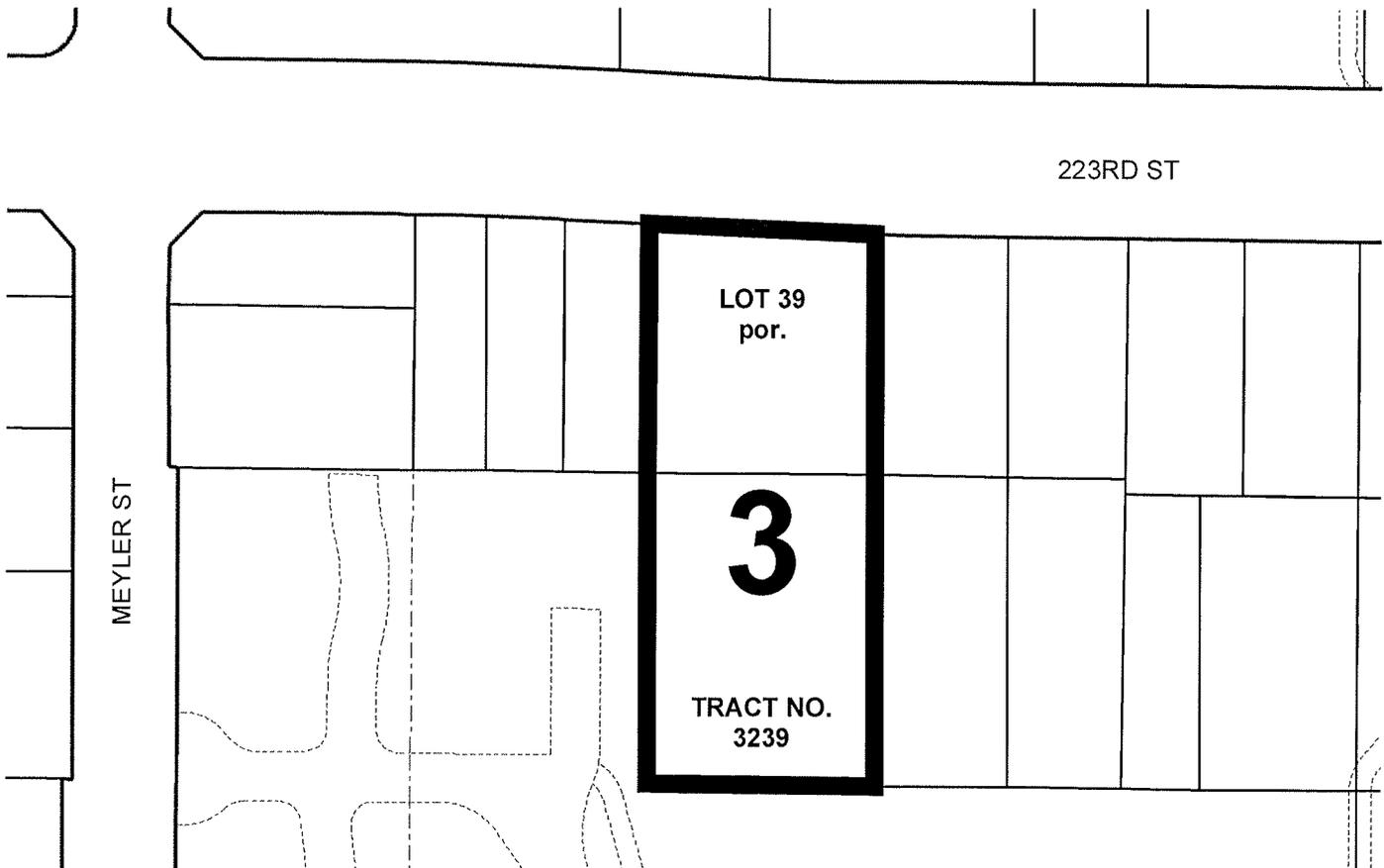
AMENDMENT TO COUNTYWIDE GENERAL PLAN  
WEST CARSON COMMUNITY

**PLAN AMENDMENT: 2005-00011-(2)**

ON: \_\_\_\_\_

**CATEGORY 1 TO CATEGORY 3**

(PROPOSED: MEDIUM DENSITY RESIDENTIAL – 12 TO 22 DU/AC)



**LEGAL DESCRIPTION:**

THAT PORTION OF LOT 39 OF TRACT NO. 3239, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 37, PAGES 27 AND 28 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, EXCEPT THE WEST 254 FEET OF SAID LOT 39. ALSO EXCEPT THE EAST 261 FEET OF SAID LOT 39.

**LEGEND:**

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 50 100

FEET

COUNTY ZONING MAP

048H197

**DIGITAL DESCRIPTION:** \ZCOVZD\_CARSON\

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY, CHAIR  
JON SANABRIA, ACTING PLANNING DIRECTOR

**A RESOLUTION OF THE  
REGIONAL PLANNING COMMISSION  
OF THE COUNTY OF LOS ANGELES  
RELATING TO ZONE CHANGE CASE NO. 2005-00022-(2)**

**WHEREAS**, the Los Angeles County Regional Planning Commission (“Commission”) has conducted a public hearing regarding General Plan Amendment Case No. 2005-00011-(2), Zone Change Case No. 2005-00022-(2), Conditional Use Permit Case No. 2005-00236-(2) and Vesting Tentative Tract Map No. 063243 on June 10, 2009; and

**WHEREAS**, the Commission finds as follows:

1. The subject site is located at 1028 W. 223<sup>rd</sup> Street, within the Carson Zoned District and unincorporated community of West Carson.
2. The rectangularly-shaped subject property is 0.92 gross acres (0.81 net acres) in size with level topography. The subject property is currently occupied by one single-family residence.
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5. Zone Change Case No. 2005-00022-(2) was heard concurrently with General Plan Amendment Case No. 2005-00011-(2), Vesting Tentative Tract Map No. 063243 and Conditional Use Permit Case No. 2005-00236-(2).
6. General Plan Amendment Case No. 2005-00011-(2) is a request to amend the Los Angeles Countywide General Plan (“General Plan”) Land Use Policy Map to change the 0.92 gross acre site from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential -12 to 22 Dwelling Units Per Acre).

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8. Conditional Use Permit Case No. 2005-00236-(2) is a related request to ensure compliance with the Development Program zoning pursuant to Section 20.40.040 of the Los Angeles County Code ("County Code").
9. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
10. The applicant's site plan, labeled Exhibit "A", depicts one multi-family lot with 19 attached condominium units (townhomes) on 0.92 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is three stories (living space on top of garage) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the multi-family units to access W. 223rd Street. Each unit will have three covered parking spaces (57 total spaces), with a total of eight guest parking spaces proposed in four locations within the development. A minimum of 2,042 square feet (or 5.8 percent of the net project area) of open space area is proposed, to include a play area, planters, and front yard landscaping. There is one existing single-family residence proposed to be demolished. Approximately 1,000 cubic yards of cut and 2,000 cubic yards of fill grading are proposed. There are no Oak trees on the project site.
11. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 20 units). The density of the proposed residential development is 20.6 dwelling units per gross acre (or 19 units), which is consistent with the maximum under Category 3.
12. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area). The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.
13. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north; R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units Per Net Acre - Development Program), A-1 and M-1 to the east; A-1 and RPD-5,000-12U (Residential Planned Development - 5,000 Square Foot Minimum Required Lot Area - 12 Dwelling Units Per Acre) to the south; and A-1 and RPD-5,000-12U to the west.

14. Surrounding land uses to the north consist of single and multi-family residences, a church, greenhouse (nursery), school and a kennel. To the east are single and multi-family residences, church, kennel, maintenance yard, and a mobilehome park. To the south is a planned unit development, single-family residences, mobilehome park, light industrial/warehouse and a market. To the west are single-family residences and duplexes.
15. The project is consistent with the proposed R-3-24U-DP zoning classification. Attached multi-family residences are permitted in the R-3-24U-DP zone pursuant to Section 22.20.260 and 22.40.040 of the County Code. The project also complies with the density of the R-3-24U zone, which allows up to 24 dwelling units per net acre (or 19 units) on the subject property.
16. Two letters of correspondence were received from the County Sanitation Districts of Los Angeles County. The more recent letter from the Sanitation District, dated May 12, 2009, provided updated sewerage and wastewater flow information since the previous letter sent on February 5, 2007. The first letter, dated February 5, 2007, gave information related to sewer connection fees and design capacities of the District's wastewater treatment facilities.
17. During the June 10, 2009 public hearing, the Commission heard a presentation from staff and testimony from the owner and project consultant. No other testimony was heard.
18. During the June 10, 2009 public hearing, County Counsel indicated that the language of proposed CUP Condition No. 3 should be corrected to the following:  
  
"With the exception of this condition [No. 3] and Condition Nos. 7, 8, 11, 12 and 13, which shall become effective upon the final approval of this grant, this grant shall not be effective for any purpose or used until the permittee..."
19. During the June 10, 2009 public hearing, the Commission discussed the proposed development and the following project issues:  
  
Traffic along W. 223<sup>rd</sup> Street: The Commission asked the project consultant if it was necessary to place a "right turn only" sign at the proposed project driveway entrance. The consultant responded that, based on knowledge of the existing area, there are no issues with access at the proposed project location, and that a sign is not necessary. The Commission accepted the consultant's response and did not require a sign to be added to the project entrance.  
  
Proposed retaining wall height along the easterly side of the subject property: In its presentation, staff indicated that the retaining wall cross-section depicted on the Exhibit

“A” did not exactly correspond to the cross-section depicted on the site plan sheet of the proposed building plans. Specifically, staff indicated that the Exhibit “A” cross-section depicted a “cut” retaining wall on the subject property, while the site plan cross-section depicted a “fill” retaining wall. Staff requested that the applicant clarify the retaining wall design and height for the Commission. The project consultant gave additional testimony and stated that the combined cut retaining wall and fence height depicted on the Exhibit “A” (11 feet) appeared accurate, and that the cross-section shown on the site plan is accurate in terms of the proposed “fill retaining” design. The Los Angeles County Department of Public Works (“Public Works”) recommended one additional foot of wall height (12 feet maximum) to allow for changes during actual field work. The Commission was satisfied with the responses from the consultant and Public Works regarding the retaining wall height and design.

Building design: The Commission stated that the design of the proposed buildings is “plain”, looks like a “box”, and should be “embellished” with more design detail articulation and color to match the aesthetic quality of newer adjacent residences. The project consultant responded that the proposed plans are “generic” at this stage and that he can work with staff at a later plan review stage to add more aesthetic features to the building design.

Green building/drought-tolerant landscaping: In its presentation, staff recommended to the Commission that an additional project condition be added in order to ensure project compliance with green building and drought-tolerant landscaping prior to the issuance of building permits. The Commission discussed green building compliance and agreed with staff’s recommendation for an additional project condition to ensure compliance.

20. On June 10, 2009, after hearing all testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved Vesting Tentative Tract Map No. 063243 and Conditional Use Permit Case No. 2005-00236-(2), and recommended to the Board approval of General Plan Amendment Case No. 2005-00011-(2) and adoption of Zone Change Case No. 2005-00022-(2). The Commission added the following project conditions of approval:

- a. That the changes to proposed CUP Condition No. 3 be included as recommended by County Counsel;
- b. That the side yard combined retaining wall and fence be allowed to a maximum height of 12 feet;
- c. A review by the Director of Planning (Revised Exhibit “A”) for architectural design is required prior to building permit issuance to ensure design quality and consistency with the local community; and

- d. An additional staff review of building and landscaping plans to ensure compliance with the County's green building and drought-tolerant landscaping ordinances prior to the issuance of building permits.
21. The zone change is consistent with the goals and policies of the General Plan. The zone change allows a project that increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
22. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Fire, Parks and Recreation, Public Health and Regional Planning.
23. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures except as otherwise modified, as shown on the tentative tract map and Exhibit "A".
24. Compatibility with surrounding land uses will be ensured through the related plan amendment, subdivision and conditional use permit.
25. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
26. The recommended zone change is needed in order to fulfill and implement General Plan policies to provide high-quality multi-family housing at urban infill locations.
27. The particular zone change is appropriate and proper because the proposed housing at an infill location efficiently utilizes existing infrastructure and services, is compatible with surrounding uses, and will improve the quality of existing residential neighborhoods.
28. Modified conditions warrant a revision to the Zoning Ordinance. The area in question is transitioning from lower-density residential and industrial development to higher-density residential development.
29. Approval of the proposed zone change is in the best interest of the public health, safety and general welfare, as the area contains and/or the project proposes sufficient infrastructure and facilities to accommodate the development, to include street improvements, water supply, sewer connection, fire flow and fire access. The development is in conformity with good planning practices, as the development is necessary in order to fulfill General Plan goals to provide much-needed multi-family infill housing at convenient locations.

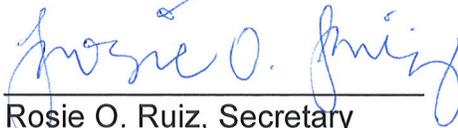
30. The applicant has satisfied the "Burden of Proof" for the requested zone change.
31. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified no significant effects on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.
32. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
33. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
34. 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 the 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, Regional Planning.

**NOW, THEREFORE BE IT RESOLVED** that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended zone change; and
2. Certify that the Negative Declaration has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and
3. Approve the Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and
4. Find that the recommended zone change is consistent with the goals, policies and programs of the General Plan; and

5. Adopt the recommended Zone Change Case No. 2005-00022-(2), changing the zoning classification on the property as depicted on the Exhibit attached hereto and described hereinabove.

I hereby certify that the foregoing was adopted unanimously by the voting members of the Regional Planning Commission of the County of Los Angeles on June 10, 2009.



Rosie O. Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission

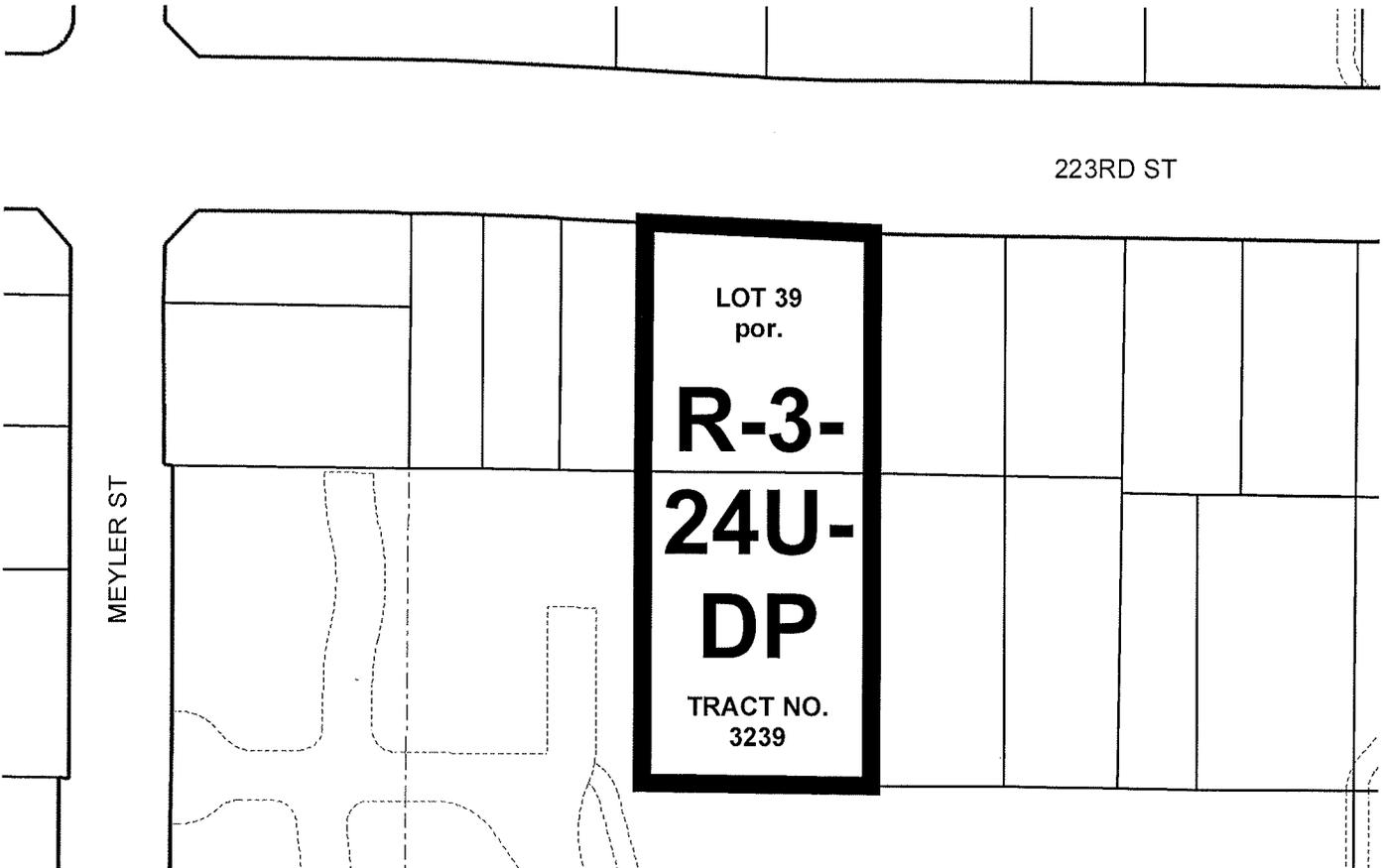
CHANGE OF PRECISE PLAN  
CARSON ZONED DISTRICT

ADOPTED BY ORDINANCE: \_\_\_\_\_

ON: \_\_\_\_\_

ZONING CASE: **ZC 2005-00022-(2)**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



**LEGAL DESCRIPTION:**

THAT PORTION OF LOT 39 OF TRACT NO. 3239, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 37, PAGES 27 AND 28 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, EXCEPT THE WEST 254 FEET OF SAID LOT 39. ALSO EXCEPT THE EAST 261 FEET OF SAID LOT 39.

**LEGEND:**

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 50 100  
FEET

COUNTY ZONING MAP  
048H197

DIGITAL DESCRIPTION: \ZCO\ZD\_CARSON\

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LESLIE G. BELLAMY, CHAIR  
JON SANABRIA, ACTING PLANNING DIRECTOR

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
OF THE COUNTY OF LOS ANGELES  
FOR CONDITIONAL USE PERMIT CASE NO. 2005-00236-(2)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Conditional Use Permit Case No. 2005-00236-(2) on June 10, 2009. Conditional Use Permit Case No. 2005-00236-(2) was heard concurrently with General Plan Amendment Case No. 2005-00011-(2), Zone Change Case No. 2005-00022-(2) and Vesting Tentative Tract Map No. 063243.
2. The subject site is located at 1028 W. 223<sup>rd</sup> Street, within the Carson Zoned District and unincorporated community of West Carson.
3. The rectangularly-shaped subject property is 0.92 gross acres (0.81 net acres) in size with level topography. The subject property is currently occupied by one single-family residence.
4. Primary access to the project property will be from 223<sup>rd</sup> Street, an 80-foot wide secondary highway on the Los Angeles County Master Plan of Highways. Internal access will be provided by a 26-foot wide private driveway and fire lane.
5. Conditional Use Permit Case No. 2005-00236-(2) is a request to ensure compliance with the Development Program zoning pursuant to Section 20.40.040 of the Los Angeles County Code ("County Code").
6. General Plan Amendment Case No. 2005-00011-(2) is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 0.92 gross acre site from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units Per Acre).
7. Zone Change Case No. 2005-00022-(2) is a related request to change 0.81 net acres of existing A-1 (Light Agricultural - 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Acre - Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new conditional use permit is first obtained.
8. Vesting Tentative Tract Map No. 063243 is a related request to create one multi-family lot with 19 attached condominium units in four buildings on 0.92 gross acres.

**Findings**

9. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
10. The applicant's site plan, labeled Exhibit "A", depicts one multi-family lot with 19 attached condominium units (townhomes) on 0.92 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is three stories (living space on top of garage) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the multi-family units to access W. 223rd Street. Each unit will have three covered parking spaces (57 total spaces), with a total of eight guest parking spaces proposed in four locations within the development. A minimum of 2,042 square feet (or 5.8 percent of the net project area) of open space area is proposed, to include a play area, planters, and front yard landscaping. There is one existing single-family residence proposed to be demolished. Approximately 1,000 cubic yards of cut and 2,000 cubic yards of fill grading are proposed. There are no Oak trees on the project site.
11. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 20 units). The density of the proposed residential development is 20.6 dwelling units per gross acre (or 19 units), which is consistent with the maximum under Category 3.
12. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area). The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.
13. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north; R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units Per Net Acre - Development Program), A-1 and M-1 to the east; A-1 and RPD-5,000-12U (Residential Planned Development - 5,000 Square Foot Minimum Required Lot Area - 12 Dwelling Units Per Acre) to the south; and A-1 and RPD-5,000-12U to the west.
14. Surrounding land uses to the north consist of single and multi-family residences, a church, greenhouse (nursery), school and a kennel. To the east are single and multi-family residences, church, kennel, maintenance yard, and a mobilehome park. To the south is a planned unit development, single-family residences, mobilehome park, light industrial/warehouse and a market. To the west are single-family residences and duplexes.

Findings

15. The project is consistent with the proposed R-3-24U-DP zoning classification. Attached multi-family residences are permitted in the R-3-24U-DP zone pursuant to Sections 22.20.260 and 22.40.040 of the County Code. The project also complies with the density of the R-3-24U-DP zone, which allows up to 24 dwelling units per net acre (or 19 units) on the subject property.
16. Two letters of correspondence were received from the County Sanitation Districts of Los Angeles County. The more recent letter from the Sanitation District, dated May 12, 2009, provided updated sewerage and wastewater flow information since the previous letter sent on February 5, 2007. The first letter, dated February 5, 2007, gave information related to sewer connection fees and design capacities of the District's wastewater treatment facilities.
17. During the June 10, 2009 public hearing, the Commission heard a presentation from staff and testimony from the owner and project consultant. No other testimony was heard.
18. During the June 10, 2009 public hearing, County Counsel indicated that the language of proposed CUP Condition No. 3 should be corrected to the following:  
  
"With the exception of this condition [No. 3] and Condition Nos. 7, 8, 11, 12 and 13, which shall become effective upon the final approval of this grant, this grant shall not be effective for any purpose or used until the permittee..."
19. During the June 10, 2009 public hearing, the Commission discussed the proposed development and the following project issues:

Traffic along W. 223<sup>rd</sup> Street: The Commission asked the project consultant if it was necessary to place a "right turn only" sign at the proposed project driveway entrance. The consultant responded that, based on knowledge of the existing area, there are no issues with access at the proposed project location, and that a sign is not necessary. The Commission accepted the consultant's response and did not require a sign to be added to the project entrance.

Proposed retaining wall height along the easterly side of the subject property: In its presentation, staff indicated that the retaining wall cross-section depicted on the Exhibit "A" did not exactly correspond to the cross-section depicted on the site plan sheet of the proposed building plans. Specifically, staff indicated that the Exhibit "A" cross-section depicted a "cut" retaining wall on the subject property, while the site plan cross-section depicted a "fill" retaining wall. Staff requested that the applicant clarify the retaining wall design and height for the Commission. The project consultant gave additional testimony and stated that the combined cut retaining wall and fence height depicted on the Exhibit "A" (11 feet) appeared accurate, and that

the cross-section shown on the site plan is accurate in terms of the proposed “fill retaining” design. The Los Angeles County Department of Public Works (“Public Works”) recommended one additional foot of wall height (12 feet maximum) to allow for changes during actual field work. The Commission was satisfied with the responses from the consultant and Public Works regarding the retaining wall height and design.

Building design: The Commission stated that the design of the proposed buildings is “plain”, looks like a “box”, and should be “embellished” with more design detail articulation and color to match the aesthetic quality of newer adjacent residences. The project consultant responded that the proposed plans are “generic” at this stage and that he can work with staff at a later plan review stage to add more aesthetic features to the building design.

Green building/drought-tolerant landscaping: In its presentation, staff recommended to the Commission that an additional project condition be added in order to ensure project compliance with green building and drought-tolerant landscaping prior to the issuance of building permits. The Commission discussed green building compliance and agreed with staff’s recommendation for an additional project condition to ensure compliance.

20. On June 10, 2009, after hearing all testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved Vesting Tentative Tract Map No. 063243 and Conditional Use Permit Case No. 2005-00236-(2), and recommended to the Board approval of General Plan Amendment Case No. 2005-00011-(2) and adoption of Zone Change Case No. 2005-00022-(2). The Commission added the following project conditions of approval:

- a. That the changes to proposed CUP Condition No. 3 be included as recommended by County Counsel;
- b. That the side yard combined retaining wall and fence be allowed to a maximum height of 12 feet;
- c. A review by the Director of Planning (Revised Exhibit “A”) for architectural design is required prior to building permit issuance to ensure design quality and consistency with the local community; and
- d. An additional staff review of building and landscaping plans to ensure compliance with the County’s green building and drought-tolerant landscaping ordinances prior to the issuance of building permits.

Findings

21. The proposed use is subject to the development standards and requirements applicable to the R-3-24U-DP zone, as set forth in Sections 22.20.260 through 22.20.330 of the County Code, as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080 of the County Code.
22. The applicant has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of Section 22.40.050 of the County Code.
23. As a condition of approval of this grant, the applicant will be required to comply with all applicable development program conditions as set forth in Section 22.40.070 of the County Code.
24. 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. The Initial Study identified no significant effects on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.
25. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
26. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
27. Approval of this Conditional Use Permit is conditioned on the permittee's compliance with the attached conditions of approval for Vesting Tentative Tract Map No. 063243.
28. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
29. 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 the Los

Angeles County Department of Regional Planning, 13<sup>th</sup> 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, Regional Planning.

**BASED ON THE FOREGOING, THE COMMISSION CONCLUDES:**

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location 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 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; and
- E. That the development program submitted provides necessary safeguards to ensure completion of the proposed development by the permittee, forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Sections 22.40.060 and 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

**THEREFORE**, in view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 2005-00236-(2) is **approved**, subject to the attached conditions established by the Commission.

**DEPARTMENT OF REGIONAL PLANNING  
CONDITIONAL USE PERMIT CASE NO. 2005-00236-(2)**

**Exhibit "A" Date: July 1, 2008**

**CONDITIONS:**

1. This grant authorizes a multi-family residential development in the R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Net Acre - Development Program) zone for 19 new attached condominium units (townhomes) in four buildings, with a total of 0.05 acres (2,068 square feet) of common open space and landscaped area, as depicted on the approved Exhibit "A" (dated July 1, 2008) or an approved revised Exhibit "A", subject to all of the following conditions of approval.
2. Approval of Conditional Use Permit ("CUP") Case No. 2005-00236-(2) is contingent upon approval of General Plan Amendment Case No. 2005-00011-(2) and adoption of Zone Change Case No. 2005-00022-(2) by the Los Angeles County Board of Supervisors ("Board").
3. With the exception of this Condition No. 3 and Condition Nos. 7, 8, 11, 12 and 13, which shall become effective upon the final approval of this grant, this grant shall not be effective for any purpose or used 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 Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 8.
4. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. 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 or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
7. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
8. Within three days of the approval date, remit processing fees (currently \$2,068.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public

**Conditions**

Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

9. The subject property shall be developed and maintained in full compliance with the conditions of this grant, and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
10. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
11. 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 limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
12. 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 pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

**Conditions**

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code ("County Code") Section 2.170.010.

13. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 063243. In the event that Vesting Tentative Tract Map No. 063243 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.
14. The subject property shall be graded, developed and maintained in substantial conformance with the approved vesting tentative tract map and the approved Exhibit "A", dated July 1, 2008, or an approved revised Exhibit "A".
15. The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 063243.
16. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director of Planning").
17. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.
18. A minimum of 65 automobile parking spaces, as depicted on the approved Exhibit "A" (dated July 1, 2008) or on an approved revised Exhibit "A", shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code. There shall be at least 57 resident (three covered spaces per dwelling unit) and eight guest parking spaces distributed throughout the development as depicted on the approved Exhibit "A" or an approved revised Exhibit "A". The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. The permittee shall provide for continual enforcement in the Covenants, Conditions, and Restrictions ("CC&Rs") to the satisfaction of Regional Planning.
19. Pursuant to Section 1129B of the Building Code, one of the eight guest parking spaces must be a "van-accessible" parking space for the disabled. Prior to the issuance of any building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a revised Exhibit "A" showing the required accessible parking space.
20. The permittee shall submit a copy of the project CC&Rs to Regional Planning for review prior to final map approval. A copy of these conditions shall be attached to the CC&Rs.

**Conditions**

21. Provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveways, landscaping and the lighting system along all walkways and outdoor seating areas, to the satisfaction of Regional Planning.
22. Reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking spaces throughout the subdivision.
23. State in the CC&Rs that parking of recreational vehicles and outside storage shall not be allowed within the development.
24. Provide in the CC&Rs a method for graffiti prevention along the front/entrance of the subject project. Include language stating that the front yard wall shall be screened with vines and other vegetation to deter the occurrence of graffiti, and that such vegetation shall be continuously maintained so that the front yard wall is screened from view.
25. Provide in the CC&Rs a method for graffiti removal. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage by 6:00 am the next day. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
26. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of 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.
27. Information contained within the CC&Rs required by these conditions cannot be modified in any way without prior authorization from Regional Planning.
28. All utilities shall be placed underground.
29. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
30. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and adjacent property owners have been notified.
31. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 8:00 a.m. and 6:00 p.m., and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.
32. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.

**Conditions**

33. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
34. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
35. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.
36. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
37. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with Los Angeles County Building and Plumbing Codes.
38. The permittee shall comply with the green building and drought-tolerant landscaping provisions of the Los Angeles County Green Building Program (the project is LID exempt). Prior to the issuance of building permits, the permittee shall submit building and landscaping plans as a Revised Exhibit "A" demonstrating compliance with the County's green building and drought-tolerant landscaping ordinances.
39. Prior to building permit issuance, the permittee shall submit a Revised Exhibit "A" depicting architectural features and additional aesthetic/exterior articulation to ensure a high design quality and consistency with the local community. Attached to the Revised Exhibit "A", the permittee shall submit a color site plan and elevations of the proposed development demonstrating consistency with surrounding residences. The Revised Exhibit "A" and color attachments shall be reviewed and approved prior to the issuance of building permits to the satisfaction of Regional Planning.
40. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
41. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.
42. Prior to the issuance of any grading and/or building permit, a site plan shall be submitted to and approved by the Director of Planning indicating that the proposed construction and/or associated grading complies with the conditions of this grant and the provisions of the County Code.

**Conditions**

43. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. The landscape plan shall also contain a note indicating the timing of the required planting and planting deadlines as described herein. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

Timing of Planting. Prior to the issuance of building permits for any construction the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping.

The planting shall begin at least 90 days prior to occupancy of the first unit within the building. The required planting of new trees, shrubs and/or ground cover, and all remaining project landscaping, shall be completed within six months following the date of issuance of the certificate of occupancy.

44. The permittee shall comply with all applicable sections of the County of Los Angeles noise control ordinance Title 12 Environmental Protection Noise Control (i.e., construction noise, residential air conditioning). In addition, standard construction noise attenuation measures should be included but not limited to the following: 1) maintain equipment and follow the manufacturer's recommended noise muffling devices; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from adjacent residences and schedule deliveries during mid-day; and 4) to the extent feasible, utilize electrical-powered tools or equipment instead of diesel-powered equipment for exterior work.

45. The subject project shall comply with the Noise Insulation Standards of title 24 of the California Code of regulations, which ensures an acceptable interior noise environment (45 dBA CNEL interior level). The residential units (Nos. 1, 11) facing 223<sup>rd</sup> Street may be subject to elevated traffic noise levels (>65 dBA CNEL); therefore, it is suggested that windows and/or glass doorways in these units have upgraded glazing of dual pane assemblies or laminated glass.

46. The following development program conditions shall apply:

- a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.
- b. No existing building or structure which under the program is to be demolished shall be used.
- c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.

Conditions

- d. All improvements shall be completed prior to the occupancy of any structures within each phase of development to the satisfaction of the Director of Planning.
- e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.
- f. Combined fill retaining wall and fence within the side yard setback shall be allowed to a maximum height of 12 feet.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
OF THE COUNTY OF LOS ANGELES  
FOR VESTING TENTATIVE TRACT MAP NO. 063243**

1. The Los Angeles County Regional Planning Commission (“Commission”) conducted a public hearing on the matter of Vesting Tentative Tract Map No. 063243 on June 10, 2009. Vesting Tentative Tract Map No. 063243 was heard concurrently with General Plan Amendment Case No. 2005-00011-(2), Zone Change Case No. 2005-00022-(2) and Conditional Use Permit Case No. 2005-00236-(2).
2. The subject site is located at 1028 W. 223<sup>rd</sup> Street, within the Carson Zoned District and unincorporated community of West Carson.
3. The rectangularly-shaped subject property is 0.92 gross acres (0.81 net acres) in size with level topography. The subject property is currently occupied by one single-family residence.
4. Primary access to the project property will be from 223<sup>rd</sup> Street, an 80-foot wide secondary highway on the Los Angeles County Master Plan of Highways. Internal access will be provided by a 26-foot wide private driveway and fire lane.
5. Vesting Tentative Tract Map No. 063243 is a request to create one multi-family lot with 19 attached condominium units in four buildings on 0.92 gross acres.
6. General Plan Amendment Case No. 2005-00011-(2) is a related request to amend the Los Angeles Countywide General Plan (“General Plan”) Land Use Policy Map to change the 0.92 gross acre site from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units Per Acre).
7. Zone Change Case No. 2005-00022-(2) is a related request to change 0.81 net acres of existing A-1 (Light Agricultural - 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Acre - Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked “Exhibit A”. No other development will be permitted on the property unless a new conditional use permit is first obtained.
8. Conditional Use Permit Case No. 2005-00236-(2) is a related request to ensure compliance with the Development Program zoning pursuant to Section 20.40.040 of the Los Angeles County Code (“County Code”).

**Findings**

9. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
10. The applicant's site plan, labeled Exhibit "A", depicts one multi-family lot with 19 attached condominium units (townhomes) on 0.92 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is three stories (living space on top of garage) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the multi-family units to access W. 223rd Street. Each unit will have three covered parking spaces (57 total spaces), with a total of eight guest parking spaces proposed in four locations within the development. A minimum of 2,042 square feet (or 5.8 percent of the net project area) of open space area is proposed, to include a play area, planters, and front yard landscaping. There is one existing single-family residence proposed to be demolished. Approximately 1,000 cubic yards of cut and 2,000 cubic yards of fill grading are proposed. There are no Oak trees on the project site.
11. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 20 units). The density of the proposed residential development is 20.6 dwelling units per gross acre (or 19 units), which is consistent with the maximum under Category 3.
12. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area). The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.
13. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north; R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units Per Net Acre - Development Program), A-1 and M-1 to the east; A-1 and RPD-5,000-12U (Residential Planned Development - 5,000 Square Foot Minimum Required Lot Area - 12 Dwelling Units Per Acre) to the south; and A-1 and RPD-5,000-12U to the west.
14. Surrounding land uses to the north consist of single and multi-family residences, a church, greenhouse (nursery), school and a kennel. To the east are single and multi-family residences, church, kennel, maintenance yard, and a mobilehome park. To the south is a planned unit development, single-family residences, mobilehome park, light industrial/warehouse and a market. To the west are single-family residences and duplexes.

Findings

15. The project is consistent with the proposed R-3-24U-DP zoning classification. Attached multi-family residences are permitted in the R-3-24U-DP zone pursuant to Sections 22.20.260 and 22.40.040 of the County Code. The project also complies with the density of the R-3-24U-DP zone, which allows up to 24 dwelling units per net acre (or 19 units) on the subject property.
16. Two letters of correspondence were received from the County Sanitation Districts of Los Angeles County. The more recent letter from the Sanitation District, dated May 12, 2009, provided updated sewerage and wastewater flow information since the previous letter sent on February 5, 2007. The first letter, dated February 5, 2007, gave information related to sewer connection fees and design capacities of the District's wastewater treatment facilities.
17. During the June 10, 2009 public hearing, the Commission heard a presentation from staff and testimony from the owner and project consultant. No other testimony was heard.
18. During the June 10, 2009 public hearing, County Counsel indicated that the language of proposed CUP Condition No. 3 should be corrected to the following:  
  
"With the exception of this condition [No. 3] and Condition Nos. 7, 8, 11, 12 and 13, which shall become effective upon the final approval of this grant, this grant shall not be effective for any purpose or used until the permittee..."
19. During the June 10, 2009 public hearing, the Commission discussed the proposed development and the following project issues:

Traffic along W. 223<sup>rd</sup> Street: The Commission asked the project consultant if it was necessary to place a "right turn only" sign at the proposed project driveway entrance. The consultant responded that, based on knowledge of the existing area, there are no issues with access at the proposed project location, and that a sign is not necessary. The Commission accepted the consultant's response and did not require a sign to be added to the project entrance.

Proposed retaining wall height along the easterly side of the subject property: In its presentation, staff indicated that the retaining wall cross-section depicted on the Exhibit "A" did not exactly correspond to the cross-section depicted on the site plan sheet of the proposed building plans. Specifically, staff indicated that the Exhibit "A" cross-section depicted a "cut" retaining wall on the subject property, while the site plan cross-section depicted a "fill" retaining wall. Staff requested that the applicant clarify the retaining wall design and height for the Commission. The project consultant gave additional testimony and stated that the combined cut retaining wall and fence height depicted on the Exhibit "A" (11 feet) appeared accurate, and that

the cross-section shown on the site plan is accurate in terms of the proposed “fill retaining” design. The Los Angeles County Department of Public Works (“Public Works”) recommended one additional foot of wall height (12 feet maximum) to allow for changes during actual field work. The Commission was satisfied with the responses from the consultant and Public Works regarding the retaining wall height and design.

Building design: The Commission stated that the design of the proposed buildings is “plain”, looks like a “box”, and should be “embellished” with more design detail articulation and color to match the aesthetic quality of newer adjacent residences. The project consultant responded that the proposed plans are “generic” at this stage and that he can work with staff at a later plan review stage to add more aesthetic features to the building design.

Green building/drought-tolerant landscaping: In its presentation, staff recommended to the Commission that an additional project condition be added in order to ensure project compliance with green building and drought-tolerant landscaping prior to the issuance of building permits. The Commission discussed green building compliance and agreed with staff’s recommendation for an additional project condition to ensure compliance.

20. On June 10, 2009, after hearing all testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved Vesting Tentative Tract Map No. 063243 and Conditional Use Permit Case No. 2005-00236-(2), and recommended to the Board approval of General Plan Amendment Case No. 2005-00011-(2) and adoption of Zone Change Case No. 2005-00022-(2). The Commission added the following project conditions of approval:

- a. That the changes to proposed CUP Condition No. 3 be included as recommended by County Counsel;
- b. That the side yard combined retaining wall and fence be allowed to a maximum height of 12 feet;
- c. A review by the Director of Planning (Revised Exhibit “A”) for architectural design is required prior to building permit issuance to ensure design quality and consistency with the local community; and
- d. An additional staff review of building and landscaping plans to ensure compliance with the County’s green building and drought-tolerant landscaping ordinances prior to the issuance of building permits.

**Findings**

21. The proposed use is subject to the development standards and requirements applicable to the R-3-24U-DP zone, as set forth in Sections 22.20.260 through 22.20.330 of the County Code, as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080 of the County Code.
22. The applicant has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of Section 22.40.050 of the County Code.
23. As a condition of approval of this grant, the applicant will be required to comply with all applicable development program conditions as set forth in Section 22.40.070 of the County Code.
24. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan. The project increases the supply and diversity of housing, and promotes the efficient use of existing public services and infrastructure by locating new development within an older established urbanized area.
25. The proposed subdivision will be served by public sewer and public water systems.
26. The site is physically suitable for the density and type of development proposed since it has access to County-maintained streets, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.
27. 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 geological and soils factors are addressed in the conditions of approval.
28. The design of the subdivision and the proposed improvements will not cause substantial environmental damage. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
29. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.
30. 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.

31. 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.
32. 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.
33. The subject tract map has been submitted as a “vesting” tentative map. As such, it is subject to the provisions of Sections 21.38.101 through 21.38.080 of the County Code (Subdivision Ordinance).
34. 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. The Initial Study identified no significant effects on the environment. Based on the Initial Study and project revisions, a Negative Declaration has been prepared for this project.
35. After consideration of the attached Negative Declaration with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the MND reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
36. This project does not have “no effect” on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
37. 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 the Los Angeles County Department of Regional Planning, 13<sup>th</sup> 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, Regional Planning.

**THEREFORE**, in view of the findings of fact and conclusions presented above, Vesting Tentative Tract Map No. 063243 is **approved**, subject to the attached conditions established by the Commission and recommended by the Los Angeles County Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING  
VESTING TENTATIVE TRACT MAP NO. 063243**

**Map Date: July 1, 2008  
Exhibit Date: July 1, 2008**

**CONDITIONS:**

1. Conform to the applicable requirements of Title 21 and Title 22 of the Los Angeles County Code ("County Code"), including the requirements of the R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Net Acre - Development Program) zone. Also, conform to the requirements of Conditional Use Permit Case No. 2005-00236-(2).
2. Recordation of the final map is contingent upon approval of General Plan Amendment Case No. 2005-00011-(2) and adoption of Zone Change Case No. 2005-00022-(2) by the Los Angeles County Board of Supervisors ("Board").
3. The subdivider or successor in interest shall label the interior driveway as "Private Driveway and Fire Lane" on the final map.
4. The subdivider or successor in interest shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the approved Exhibit "A", dated July 1, 2008, to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Fire Department ("Fire").
5. The subdivider or successor in interest shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review and approval prior to final map approval. Those provisions required by the County to be contained in the CC&Rs shall be identified as such, and shall not be modified in any way without prior authorization from Regional Planning.
6. The subdivider or successor in interest shall provide in the CC&Rs a method for the continuous maintenance of all common areas, including the driveways, landscaping and the lighting system along all walkways and outdoor seating areas, to the satisfaction of Regional Planning.
7. The subdivider or successor in interest shall reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking spaces throughout the subdivision.
8. The subdivider or successor in interest shall provide in the CC&Rs a method for graffiti prevention along the front/entrance of the subject project. Include language stating that the front yard wall shall be screened with vines and other vegetation to deter the occurrence of graffiti, and that such vegetation shall be continuously maintained so that the front yard wall is screened from view.
9. The subdivider or successor in interest shall provide in the CC&Rs a method for graffiti removal. In the event such extraneous markings occur, the permittee shall

**Conditions**

remove or cover said markings, drawings, or signage by 6:00 am the next day. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

10. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A", dated July 1, 2008, or a revised Exhibit "A".
11. The subdivider or successor in interest shall place a note or notes on the final map, to the satisfaction of Regional Planning and the Los Angeles County Department of Public Works, that this subdivision is approved as a condominium project for a total of 19 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access, and utility easements for the units.
12. The subdivider or successor in interest shall remove all existing structures (including one single-family residence and any accessory structures) on the subject property. Submit a copy of a demolition permit or other proof of removal prior to final map approval, to the satisfaction of Regional Planning.
13. The subdivider or successor in interest shall plant at least 7 trees (one tree for every 5,000 square feet of the net project area) of a non-invasive species throughout the landscaped and common areas of the subject project. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
14. Within five days of the tentative map approval date, the subdivider or successor in interest shall remit processing fees (currently \$2, 068.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
15. Pursuant to Chapter 22.72 of the County Code, the subdivider or successor in interest shall pay a fee (currently \$15,143.00) to the Los Angeles County Librarian prior to issuance of any building permit.
16. No grading permit may be issued prior to final map recordation unless otherwise authorized by the Director of Regional Planning.
17. The subdivider or successor in interest shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or

**Conditions**

proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tentative map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate reasonably in the defense.

18. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider or successor in interest shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;
- b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider according to the County Code Section 2.170.010.

Except as expressly modified herein above, this approval is subject to all those conditions set forth in the CUP and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 063243 (Rev.)

TENTATIVE MAP DATED 07-01-2008  
EXHIBIT MAP DATED 07-01-2008

The following reports consisting of 11 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 063243 (Rev.)

TENTATIVE MAP DATED 07-01-2008  
EXHIBIT MAP DATED 07-01-2008

7. Quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
12. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 063243 (Rev.)

TENTATIVE MAP DATED 07-01-2008  
EXHIBIT MAP DATED 07-01-2008

15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation

Prepared by  Conrad M. Green

Phone (626) 458-4917

Date 08-18-2008

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**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 063243

TENTATIVE MAP DATE: 07/01/08  
EXHIBIT MAP DATE: 07/01/08

STORM DRAIN SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

**Prior to Improvement Plans Approval:**

1. Comply with the requirements of the Drainage Concept / Hydrology Study / Standard Urban Stormwater Mitigation Plan (SUSMP), which was conceptually approved on 5/20/08 to the satisfaction of the Department of Public Works.

Name Jizbeth Cordova DS Date 8/11/08 Phone (626) 458-4921

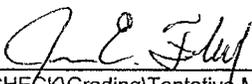
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

1. Notarized covenants, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite covenants will be determined by Public Works based on proposed off-site grading work or off-site drainage impacts. Covenants must be prepared by the applicant's consultants and submitted to Public Works for review and approval. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.
2. Provide approval of:
  - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP) by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. Provide a draft copy of the CC&Rs

Name  Date 7/31/08 Phone (626) 458-4921

County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925

DISTRIBUTION  
\_\_\_ Geologist  
\_\_\_ Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT MAP 63243  
SUBDIVIDER Anastasi  
ENGINEER R.T. Quinn & Associates, Inc.  
GEOLOGIST -----  
SOILS ENGINEER NorCal Engineering

TENTATIVE MAP DATED 7/1/08 (Revised)  
LOCATION Harbor City  
GRADING BY SUBDIVIDER [Y] (Y or N) - 2000 yds.<sup>3</sup>  
REPORT DATE -----  
REPORT DATE 7/18/06, 6/14/05

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 7/25/08 is attached.

Prepared by

  
Charles Nestle

Reviewed by \_\_\_\_\_

Date 7/23/08

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office 12.0  
PCA LX001129  
Sheet 1 of 1

Tentative Tract Map 63243  
Location 223<sup>rd</sup> Street, Harbor City  
Developer/Owner Anastasi  
Engineer/Architect R.T. Quinn & Associates, Inc.  
Soils Engineer NorCal Engineering  
Geologist ---

DISTRIBUTION:

Drainage  
 Grading  
 Geo/Soils Central File  
 District Engineer  
 Geologist  
 Soils Engineer  
 Engineer/Architect

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 7/1/08 (rev.)  
Soils Engineering Report Dated 6/14/05  
Soils Engineering Addendum Dated 7/18/06  
Previous Review Sheet Dated 3/19/08

ACTION:

Tentative Map feasibility is recommended for approval, subject to condition below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:  
ONSITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL AND ARE CORROSIVE TO FERROUS METALS.



Prepared by \_\_\_\_\_

Date 7/25/08

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmepubl\Soils Review\Jeremy\TR 63243, 223rd Street, Harbor City, TTM-A\_6.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate the right to restrict vehicular access on 223rd Street.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on 223rd Street.
3. Construct parkway improvements (driveway, landings, sidewalk etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
4. Plant street trees along the property frontage on 223rd Street.
5. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on 223rd Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
    - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
    - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
    - (3) Submit a map of the proposed development including any roadways

TENTATIVE MAP DATED 07-01-2008  
EXHIBIT MAP DATED 07-01-2008

- conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
6. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
7. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

JN for AHN

PC

Prepared by Patricia Constanza  
tr63243r-rev4.doc

Phone (626) 458-4921

Date 07-25-2008

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12067AS, dated 06-12-2008) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by  Lana Radle

tr63243w-rev4.doc

Phone (626) 458-4921

Date 08-11-2008



COUNTY OF LOS ANGELES

RP - Jodie

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 63243 Map Date July 01, 2008 - Ex. A

C.U.P. Map Grid 0743D

- Fire Department Hold on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on the Exhibit Map is adequate.

By Inspector: Juan C. Padilla Date August 14, 2008

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 63243 Tentative Map Date July 01, 2008 - Ex. A

Revised Report

- Checkboxes for fire flow requirements, hydrant installation, and testing procedures.

Comments: The required fire hydrant shall be installed and tested or bonded for prior to Final Map clearance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations.

By Inspector Juan C. Padilla Date August 14, 2008



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	63243	DRP Map Date: 07/01/2008	SCM Date: / /	Report Date: 08/18/2008
Park Planning Area #	21	WEST CARSON		Map Type: REV. (REV RECD)

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.13
IN-LIEU FEES:	\$47,081

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$47,081 in-lieu fees.

Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: James Barber  
James Barber, Developer Obligations/Land Acquisitions



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	63243	DRP Map Date: 07/01/2008	SMC Date: / /	Report Date: 08/18/2008
Park Planning Area #	21	WEST CARSON		Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

**(P)people x (0.003) Goal x (U)nits = (X) acres obligation**

**(X) acres obligation x RLV/Acre = In-Lieu Base Fee**

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.
- Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.23	0.0030	0	0.00
M.F. < 5 Units	2.70	0.0030	8	0.06
M.F. >= 5 Units	2.17	0.0030	11	0.07
Mobile Units	2.00	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>0.13</b>

Park Planning Area = 21 WEST CARSON

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.13	\$362,161	\$47,081

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.13	0.00	0.00	0.13	\$362,161	\$47,081



COUNTY OF LOS ANGELES

# Public Health

JONATHAN E. FIELDING, M.D., M.P.H.  
Director and Health Officer

JONATHAN E. FREEDMAN  
Acting Chief Deputy

ANGELO J. BELLOMO, REHS  
Director of Environmental Health

ALFONSO MEDINA, REHS  
Director of Environmental Protection Bureau  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5280 • FAX (626) 960-2740

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



BOARD OF SUPERVISORS

Gloria Molina  
First District  
Yvonne B. Burke  
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Zev Yaroslavsky  
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Don Knabe  
Fourth District  
Michael D. Antonovich  
Fifth District

August 13, 2008

RFS No. 08-0020604

Tract Map No. 063243

Vicinity: Torrance

Tentative Tract Map Date: July 1, 2008 (4<sup>th</sup> Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Tract Map 063243** has been cleared for public hearing. The following conditions of approval still apply and are in force:

1. Potable water will be supplied by the **California Water Service Company**, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV  
Land Use Program

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

**NEGATIVE DECLARATION**

**PROJECT NUMBER: TR 063243, RENVT200500207, RCUPT200500236, RZCT200500022, RPAT200500011.**

1. DESCRIPTION:

*The proposed project is an application for a tract map for 20 attached townhomes in four buildings. Applicant is applying for a general plan amendment to change the land use designation from Category 1-Low Density Residential to Category 3 Medium Density Residential, a zone change from A-1 (Light Agriculture) to R-3-DP (Limited Multiple), and a DP Conditional Use Permit. Ingress and egress will be provided by a driveway from 223<sup>rd</sup> Street to garages below each of the units. A total of 65 parking spaces will be provided, five of which will be for guests. A tot lot will be provided on site. An existing house and garage on the property will be demolished. There will be approximately 3,000 cubic yards (cy) of grading, including 1,000 cy of cut and 2,000 cy of fill.*

2. LOCATION:

*1028 West 223<sup>rd</sup> Street, Torrance, CA 90502*

3. PROPONENT:

*Lloyd R. Anastasi  
1250 8<sup>th</sup> Street  
Manhattan Beach, CA 90266*

4. **FINDINGS OF NO SIGNIFICANT EFFECT:**

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN 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:** *Anthony Curzi*

**DATE:** *April 1, 2008*

PROJECT NUMBER: TR 063243  
CASES: RENT200500207  
RCUPT200500236  
RZCT200500022  
RPAT200500011



\*\*\*\*\* INITIAL STUDY \*\*\*\*\*

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: 08/22/07 Staff Member: Anthony Curzi  
Thomas Guide: 764-A7 USGS Quad: Torrance  
Location: 1028 W. 223<sup>rd</sup> Street, Torrance, CA 90502

Description of Project: Application for Tract Map for 20 attached townhomes in four buildings.  
Applicant is applying for a general plan amendment to change the land use designation from Category 1 Low Density Residential to Category 3 Medium Density Residential, a zone change from A-1 (Light Agriculture) to R-3-DP (Limited Multiple), and a DP Conditional Use Permit. Ingress and egress will be provided by a driveway from 223<sup>rd</sup> Street leading to garages below each of the units. A total of 65 parking spaces will be provided, five of which will be for guests. A tot lot will be provided on site. An existing house and garage on the property will be demolished. There will be approximately 3,000 cubic yards (c.y.) of grading.  
Gross Acres: 0.92

Environmental Setting: The project site is located on the south side of 223<sup>rd</sup> Street, east of Meyler Street and west of Vermont Avenue. The City of Carson is to the east of the project site while the Cities of Los Angeles and Torrance are to the west. Surrounding land uses consist of single-family homes, duplexes, multi-family residences, a mobile home park, industrial uses, religious uses, kennels, a green house, a maintenance yard, a market, vacant lots, and a school. There are no oak trees on site or within 200 feet of the site.

Zoning: A-1(Light Agriculture)  
General Plan: Category 1 Low Density Residential  
Community/Area wide Plan: N/A

**Major projects in area:**

<u>PROJECT NUMBER</u>	<u>DESCRIPTION &amp; STATUS</u>
TR 060027	Sixteen detached condominiums on 1.25 acres (pending).
TR 060481	Five single-family lots on 0.92 acres (approved).
TR 067784	One multi-family lot with 250 attached condominiums on 4.17 acres (pending).
PM 060843	Four single-family lots (recorded).
TR 063296	One multi-family lot with 58 attached condominiums on 3.13 acres (pending).

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

Responsible Agencies

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

Trustee Agencies

- None
- State Fish and Game
- State Parks
- 
- 
- 
- 

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- City of Los Angeles
- City of Torrance
- City of Carson
- DTSC
- 
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Regional Significance

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

County Reviewing Agencies

- Subdivision Committee
- Public Health: Env. Hygiene
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-

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Environmental Finding:**

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

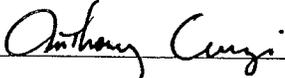
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

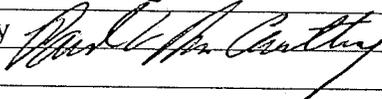
MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Anthony Curzi  Date: 12/06/07

Approved by: Paul McCarthy  Date: 12/06/07

This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

Determination appealed – see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

**HAZARDS - 1. Geotechnical**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

- Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70
- MITIGATION MEASURES  OTHER CONSIDERATIONS
- Lot Size  Project Design  Approval of Geotechnical Report by DPW

*Applicant shall comply with all requirements of Subdivision Committee.*

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, geotechnical factors?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off?                 |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?                       |
| f. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors (e.g., dam failure)?   |

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 – Section 308A     Ordinance No. 12,114 (Floodways)

Approval of Drainage Concept by DPW

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size     Project Design

*Applicant shall comply with all requirements of Subdivision Committee.*

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

Potentially significant

Less than significant with project mitigation     Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?           |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards?   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard?  |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?   |

STANDARD CODE REQUIREMENTS

- Water Ordinance No. 7834  Fire Ordinance No. 2947  Fire Regulation No. 8  
 Fuel Modification / Landscape Plan

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Project Design  Compatible Use

*Applicant shall comply with all requirements of Subdivision Committee.*

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by fire hazard factors?

Potentially significant

Less than significant with project mitigation  Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- |    | Yes                                 | No                                  | Maybe                               |   |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Is the project site located near a high noise source (airports, railroads, freeways, industry)?   |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <i>Harbor Freeway located approximately 0.5 miles away. Industrial uses within 500'.</i><br>Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?  |
| c. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <i>School located west of project site. Hospital one-quarter mile north.</i><br>Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? |
| d. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?  |
| e. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <i>Construction noise.</i><br>Other factors?  |

STANDARD CODE REQUIREMENTS

- Noise Control (Title 12 – Chapter 8)       Uniform Building Code (Title 26 - Chapter 35)

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size     Project Design     Compatible Use

*Consultation with Environmental Hygiene.*

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by noise?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**RESOURCES - 1. Water Quality**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>NPDES Permit</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

- |  |   |
|--|---|
| <input type="checkbox"/> Industrial Waste Permit           | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input checked="" type="checkbox"/> NPDES Permit Compliance (DPW)   |

**MITIGATION MEASURES**

- Lot Size     Project Design     Compatible Use

**OTHER CONSIDERATIONS**

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**RESOURCES - 2. Air Quality**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

Health and Safety Code – Section 40506

**MITIGATION MEASURES**

Project Design       Air Quality Report

**OTHER CONSIDERATIONS**

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant       Less than significant with project mitigation       Less than significant/No impact

**RESOURCES - 3. Biota**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

**MITIGATION MEASURES**

Lot Size       Project Design

**OTHER CONSIDERATIONS**

ERB/SEATAC Review       Oak Tree Permit

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

Potentially significant

Less than significant with project mitigation     Less than significant/No impact

**RESOURCES - 4. Archaeological/Historical/Paleontological**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

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**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on archaeological, historical, or paleontological resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project 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?                                 |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? |
| c. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?  |
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MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

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CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project 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?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

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MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

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CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on agriculture resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

- |    | Yes                                 | No                                  | Maybe                    |   |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?   |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?  |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?   |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems?  |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors (e.g., grading or landform alteration)?   |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Report

Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

Potentially significant

Less than significant with project mitigation  Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- |    | Yes                                 | No                                  | Maybe                    |   |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?  |
| b. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in any hazardous traffic conditions?  |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in parking problems with a subsequent impact on traffic conditions?   |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?  |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? |
| f. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?   |
| g. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?  |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design     Traffic Report

Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on traffic/access factors?

Potentially significant

Less than significant with project mitigation     Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- |    | Yes                                 | No                                  | Maybe                    |  |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant? |
| b. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | _____<br>Could the project create capacity problems in the sewer lines serving the project site?           |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | _____<br>Other factors?<br>_____<br>_____  |

STANDARD CODE REQUIREMENTS

- Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES

OTHER CONSIDERATIONS

*Applicant shall comply with all requirements of Subdivision Committee.*

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

Potentially significant

Less than significant with project mitigation  Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication     Government Code Section 65995     Library Facilities Mitigation Fee

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to educational facilities/services?

Potentially significant     Less than significant with project mitigation     Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant

Less than significant with project mitigation  Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Plumbing Code – Ordinance No. 2269       Water Code – Ordinance No. 7834

MITIGATION MEASURES

Lot Size       Project Design

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

Potentially significant       Less than significant with project mitigation       Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- |    | Yes                                 | No                                  | Maybe                    |  |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?   |
| b. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community? |
| c. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?                           |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?   |

STANDARD CODE REQUIREMENTS

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**OTHER FACTORS - 2: Environmental Safety**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? <i>Site previously used as nursery.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

Toxic Clean-up Plan

**OTHER CONSIDERATIONS**

*Phase I Environmental Assessment report required.*

**CONCLUSION**

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant

Less than significant with project mitigation  Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>Applicant applying for plan change.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>Applicant applying for zone change.</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

*Applicant shall comply with all requirements of the Subdivision Committee.*

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant

Less than significant with project mitigation  Less than significant/No impact

**OTHER FACTORS - 4. Population/Housing/Employment/Recreation**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

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**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational factors**?

**Potentially significant**

Less than significant with project mitigation  Less than significant/No impact

## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially 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, 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?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual 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.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

Potentially significant

Less than significant with project mitigation  Less than significant/No impact