GENERAL PLAN AMENDMENT
BURDEN OF PROOF

Answers to the following must be made complete and full (use additional sheets as necessary):

(1) A need for the proposed Plan Amendment exists because:

The existing Category 1 and Industrial ("I") classifications promote limited residential uses – single family or multifamily up to six units/ac. The Commission has approved higher density under these Categories in the past along the Normandie corridor, but the amendment to Category 3 is needed for three principal reasons: (i) to implement County General Plan housing goals to accommodate higher density multi-family residential in urbanizing areas, (ii) to provide a consistent Category across the entire property, and (iii) to provide flexibility to design and develop the 2.50 ac. (net) / 3.13 ac. (gross) irregularly shaped, double frontage parcel with market-rate family housing

Prior to the current housing boom, there was little potential to expand the existing single family neighborhood because of a lack of demand for infill housing in this area of the 2nd District. The amendment is necessary to meet local and regional goals to promote affordable- rate housing no longer considered compatible under the existing General Plan Categories of 1 and I.

Furthermore, to fulfill the County General Plan housing goals to accommodate higher density multi-family residential units, it is necessary to propose a 44-foot building height to maintain sufficient landscaped/open space areas. The proposed 44-foot building height exceeds the maximum 35-feet permitted by-right in the R-3 Zone.

The amendment will establish that a relatively higher-density, local-serving market-rate condominium and townhome housing project is appropriate despite the dilemma that a Local Community Plan was never adopted; the development of this site depends on a developer successfully identifying a use and design acceptable to the community, Planning Staff, the Commission, and the Board.

(2) The particular amendment proposed is appropriate and proper because:

The amendment will increase the supply and diversity of housing, and promote infill housing development and efficient use of land through a more concentrated pattern of urban development.

Construction of market-rate multi-family for-sale housing will strengthen the Community in several ways: (i) enable local residents who no longer require a single family residence to stay in the area, (ii) enable older residents who have significant equity in their single family homes to transition to less-expensive market-rate housing without leaving the community, and (iii) provide quality family-sized condominium/townhome housing as a less-expensive alternative to high-priced single family homes both in other areas in the County and in the adjacent cities of Los Angeles and Torrance.

(3) Modified conditions warrant a revision to the County of Los Angeles Plan because:

Planning goals listed in the General Plan promote concentration of well designed higher density housing in and adjacent to regional centers to provide convenient access to jobs and services without sacrificing livability or environmental quality. The site is located within an urbanized unincorporated area Normandie. Ave. – a major urban commercial corridor. (Source: County Land Use Element, Policy No. 1, pg. III – 11). The amendment will reduce the reliance on the private automobile in order to minimize related social, economic and environmental costs by locating housing near an urban commercial corridor – Normandie Ave., and adjacent mass transit lines, (Source: County Land Use Element, Policy No. 24, p. III-14).

(4) Approval of the proposed Plan Amendment will be in the interest of public health, safety and general welfare and in conformity with good planning practices because:

For sale housing with adequate walls and landscape buffer will reduce potential for vagrancy; the family-oriented homes will create a secure and active environment that has been lacking on this site for decades.

There are no growth-inducing impacts associated with the proposed land use and the effect of a development of this site on the community will be positive.

Infill development for housing on a relatively small site challenged by physical constraints of shape is promoted by the Countywide General Plan.

Good planning implies balancing design flexibility and job-producing development with mitigation of environmental and land use impacts. The proposed amendment increases the supply of housing in an urbanized area without causing significant environmental impacts.

APPLICANT'S AFFIDAVIT

I (We) being duly sworn, depose and say that the foregoing answers and statements herein contained and the information submitted are in all respects true and correct to the best of my (our) knowledge and belief.

Executed this _____ day of _____. Signed _____

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Commission, the following facts. Answers must be made complete and full:

A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:

The existing A-1 and M-1 zones allow very limited density of residential uses, which are no longer feasible at today's land prices. The zone change to R-3 DP is needed for three principal reasons: (i) to implement County General Plan housing goals to accommodate higher density multi-family residential in urbanizing areas, (ii) to foster infill housing, and (iii) to provide flexibility to design and develop the 2.50 ac. (net) / 3.13 ac. (gross) irregularly shaped, double frontage parcel with market-rate family housing

Prior to the current housing boom, there was little potential to expand the existing single-family neighborhood because of a lack of demand for infill housing in this area of the 2nd District. The zone change is necessary to meet local and regional goals for additional housing and increase supply of quality, market-rate housing that is not possible in the A-1 and M-1 zones. Furthermore, to fulfill the County General Plan housing goals to accommodate higher density multi-family residential units, it is necessary to propose a 44-foot building height to maintain sufficient landscaped/open space areas. The proposed 44-foot building height exceeds the maximum 35-feet permitted by-right in the R-3 Zone.

Construction of multi-family for-sale housing will strengthen the community in several ways: (i) enable local residents who no longer require a single family residence to stay in the area, (ii) enable older residents who have significant equity in their single family homes to transition to less-expensive market rate housing without leaving the Community, and (iii) provide quality family-sized condominium and townhome housing as a less-expensive alternative to high-priced single family homes in most areas of the County.

B. A need for the proposed zone classification exists within such area or district because:

There is a significant lack of property already zoned R-3 to facilitate timely development of infill for-sale housing.

The Countywide General Plan recognizes the limited supply of prime land available for multi-family housing and amending the zoning is needed to: (i) accommodate the increased demand for housing in a urbanizing area, (ii) to balance the area's economic needs for housing near job sources, and promote land uses contributing to economic diversity, and iii) provide design flexibility to co-locate multi-family residential in close proximity to single family residential.

C. The particular property under consideration is a proper location for said zone classification within such area of district because:

The site has access to all necessary services and facilities and is of sufficient size and shape to accommodate residential development at R-3 density.

The proposed R-3 DP zoning classification is consistent with the Countywide General Plan Category 3 and the proposed project can be conditioned to be compatible with surrounding land uses and General Plan policies using the DP portion of the zone change.

Compatibility with surrounding land uses – White Middle School to the west, local-serving commercial to the south and north, single-family residential to the east and west, and similarly dense multi-family housing to the north will be further ensured through the conditions of approval of the DP zoning that has been requested.

D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practices because:

For- sale housing with adequate walls and landscape buffer will reduce potential for vagrancy; the family-oriented homes will create a secure and active environment that has been lacking on this site for decades.

There are no growth-inducing impacts associated with the proposed land use and the effect of a development of this site on the community will be positive.

Infill development for housing on a relatively small site challenged by physical constraints of shape is promoted by the Countywide General Plan.

CONDITIONAL USE PERMIT CASE-BURDEN OF PROOF SEC 22.56.040

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or the Commission, the following facts:

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property or other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- The proposed residential project as for-sale townhomes is essentially similar to and compatible with existing residential development along the Normandie Ave. corridor and the southern area of the 2nd District. Decorative landscaping and common open space of 0.80 acres – 32% of the site is provided and will be maintained by a homeowners association. There are ample living and sleeping quarters with two-car garages for 53 of the units and one garage space and one covered carport in close proximity for five units.
- The project provides ample open space, parking and centralized vehicle ingress/egress limited to 223rd St. is provided. High quality townhome units built with similar construction materials used in adjacent residential neighborhoods are proposed for the residential project.
- Compliance with all County and State health and safety codes, UBC and good development practices will result in developing a successful, safe and enjoyable living environment within the proposed residential project and the adjoining neighborhoods.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- The project civil engineer has designed a drainage/grading concept that minimizes wall and fence heights. This insures that the height of perimeter walls and fences adjacent to offsite land uses is the same or less than existing conditions. The Applicant will work with individual offsite residential owners/occupants to coordinate the use of color, material and landscaping of the perimeter walls and fences.
- All but five of the 58 townhomes have two covered spaces in an attached garage – five units have one space each in an attached garage and one space each in a covered carport in relative close proximity. Guest parking is conveniently located in two locations on the site – 15 spaces distributed into two areas near the project main entrance and the south side of the internal driveway. There are no parking structures.
- The Applicant is not requesting modification of any development setbacks and is (i) complying with Fire and Public Works Department requirements consisting of 28 ft. curb to curb; with limited areas of 26 ft. curb to curb wide streets, (ii) not in need of any setback exceptions despite the irregularly- shaped 2.50- ac. site, which is elongated in an east west direction and (iii) using the subdivisions' landscaping, massing and design to insure the compatibility with the surrounding residential development while staying below the maximum number of allowable market-rate family-sized housing units in this infill project (69 units by Category 3 General Plan).
- Furthermore, to fulfill the County General Plan housing goals to accommodate higher density multi-family residential units, it is necessary to propose a 44-foot building height to maintain sufficient landscaped/open space areas. The proposed 44-foot building height exceeds the maximum 35-feet permitted by-right in the R-3 Zone.
- The Applicant believes that all development standards prescribed in this Title 22 – Planning and Zoning requirements are met, creating a residential community with the feeling of single-family homes.

C. That the proposed use is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

- The Applicant will comply with final mitigation required by County Traffic and Lighting based on the review of the traffic analysis prepared by Linscott, Law & Greenspan Engineers with traffic counts taken in July 2005. Normandie Ave. *and* 223rd St. are fully dedicated and will be improved to adequately serve the project and surrounding community.
- Will-serve letters – copies of which are enclosed in this application are provided for all six areas – water, gas, sewer, electric, cable, and telephone. Fire and Sheriff stations serving the area did not identify unmitigated or inadequate service impacts generated by the proposed residential project.