Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

September 22, 2008

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

Dear Supervisors:

PROJECT NO. TR067784-(2)
GENERAL PLAN AMENDMENT CASE NO. 2006-00015-(2)
ZONE CHANGE CASE NO. 2006-00012-(2)
CONDITIONAL USE PERMIT CASE NO. 2006-00321-(2)
HOUSING PERMIT CASE NO. 2006-00003-(2)
VESTING TENTATIVE TRACT MAP NO. 067784-(2)
CARSON ZONED DISTRICT
2ND SUPERVISORIAL DISTRICT (3-VOTE)

APPLICANT: SHEA PRESIDIO RED OAK, LLC

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider the Mitigated Negative Declaration ("MND") for General Plan Amendment Case No. 2006-00015-(2), Zone Change Case No. 2006-00012-(2), Vesting Tentative Tract Map No. 067784, Conditional Use Permit ("CUP") Case No. 2006-00321-(2) and Housing Permit Case No. 2006-00003-(2), together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment , find that the project has an impact on fish and wildlife services, find that the MND reflects the independent judgment and analysis of the Board, and adopt the MND.

2. Instruct County Counsel to prepare the necessary documents to adopt General Plan Amendment Case No. 2006-00015-(2) and approve Zone Change Case No. 2006-00012-(2), as recommended by the Los Angeles County Regional Planning Commission ("Commission").

3. Instruct County Counsel to prepare the necessary findings to affirm the Commission's

approval of Vesting Tentative Tract Map No. 067784, Conditional Use Permit Case No. 2006-00321-(2) and Housing Permit Case No. 2006-00003-(2).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

- Update the land use category and zoning on the subject property to allow the property owner to develop the property with multi-family condominium residences that are compatible with the existing surrounding uses and allow housing to be located closer to existing services, facilities, infrastructure and employment.

- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies of the Los Angeles Countywide General Plan ("General Plan").

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Fiscal Responsibility

The proposed general plan amendment, zone change, vesting tentative tract map, conditional use permit and housing permit promote the goal of fiscal responsibility. The proposed residential development, located in an urban revitalization area, will efficiently utilize existing infrastructure investments and reduce the demand for extension of linear utilities and infrastructure to undeveloped land located on or beyond the urban fringe.

Improving Quality of Life

The proposed general plan amendment, zone change, vesting tentative tract map, conditional use permit and housing permit also promote the County's vision for improving the quality of life in Los Angeles County. The project allows for the provision of 246 condominium units (including 22 set-aside units for lower income households) in an area transitioning from older industrial and manufacturing uses to single-family and multi-family residential uses. The project will result in a high-quality residential development, built to green building standards, that will improve the value and quality of life of the community.

FISCAL IMPACT/FINANCING

Adoption of the proposed general plan amendment and zone change, as well as approval of the vesting tentative tract map, conditional use permit and housing permit, should not result in any new significant costs to the County, as the owner is bearing the full costs of new development and construction. No request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On August 13, 2008, the Commission conducted a public hearing on General Plan Amendment Case No. 2006-00015-(2), Zone Change Case No. 2006-00012-(2), Vesting Tentative Tract Map No. 067784, CUP Case No. 2006-00321-(2) and Housing Permit Case No. 2006-00003-(2). The requests before the Commission were: a request to amend the Land Use Policy Map of the Los Angeles Countywide General Plan from Category I (Major Industrial) to Category 4 (High Density Residential- Greater Than 22 Dwelling Units Per Gross Acre); a request to change 4.31 net acres of the existing M-1 (Light Manufacturing) zoning to R-4-48U-DP (Unlimited Residence-48 Dwelling Units Per Net Acre- Development Program); a vesting tentative tract map to create one multi-family lot with 246 attached condominium units in one building; a CUP for the Development Program ("DP") zone including a modification of front yard wall and fence height standards; and an administrative housing permit for a 20 percent density bonus (40 units) with 10 percent affordable housing (22 units) set aside for lower-income households. The Commission voted 5-0 at its August 13, 2008 meeting to close the public hearing; adopt the MND; approve the vesting tentative map, CUP and housing permit; and recommend to the Board approval of the general plan amendment and adoption of the zone change.

Pursuant to subsection C of Section 21.56.010 and subsection B.2 of Section 22.60.230 of the Los Angeles County Code ("County Code"), the conditional use permit, vesting tentative tract map and administrative housing permit are deemed to be called for review/appealed by your Board and shall be considered concurrently with the recommended general plan amendment and zone change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65856 and 66452.5 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090 and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et.seq.), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of the County of Los Angeles. In accordance with State and County Environmental Quality guidelines, an MND was prepared for the project. The MND concludes that certain potentially significant impacts are reduced to less than significant with implementation of the proposed mitigation measures in the Mitigation Monitoring Program ("MMP").

Potential impacts found to be less than significant with project mitigation, include:

- Noise
- Air Quality
- Traffic
- Emergency Services

Noise: Potential impacts to noise include construction and excavation activities, proximity of condominium units to the adjacent industrial use (bakery) and S. Vermont Avenue, and operation of air conditioning units. Mitigation measures for noise include limiting both weekly and daytime hours of construction, disclosing to purchasers of the condominium units the adjacent bakery activities and hours, using acoustic barriers on balconies adjacent to the bakery loading dock, and proper shielding for the air conditioning units.

Air Quality: Potential impacts to air quality include emissions from construction vehicles and fumes from materials used in the finishing of the development, such as paints and coatings. Mitigation measures for air quality include reducing truck idling, using "aqueous" diesels and alternative fuel-powered construction equipment, relying on existing electricity infrastructure surrounding the project site, and implementing dust control measures.

Traffic: Potential impacts to traffic include vehicular traffic to be caused by residents and guests traveling to and from the development site after project completion. Mitigation measures for traffic to include additional turn lanes along S. Vermont Avenue, additional lanes at the north and south-bound I-110 ramps, and signing and restriping at the intersection of Figueroa Street and the I-110 freeway.

Emergency Services: Potential impacts to emergency services include service coverage availability and access to the gated project site. Mitigation measures include providing emergency services with a radio-activated opening device to gain entry.

Based on the MND, adoption of the general plan amendment and zone change, and approval of the vesting tentative tract map, conditional use permit and housing permit, the project will not have a significant effect on the environment with implementation of the proposed mitigation measures in the MMP.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed general plan amendment, zone change, vesting tentative tract map, conditional use permit is not anticipated to have a negative impact on current services.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning

Sorin Alexanian, Acting Deputy Director
Current Planning Division

SA:SMT:jds

Attachments: Commission Resolutions, Findings and Conditions; Commission Staff Report and Correspondence; Vesting Tentative Tract Map, Exhibit "A"

c: County Counsel
Assessor
Director, Department of Public Works
Director, Department of Regional Planning

A RESOLUTION OF THE
REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
RELATING TO GENERAL PLAN AMENDMENT CASE NO. 2006-00015-(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") conducted a public hearing regarding General Plan Amendment Case No. 2006-00015-(2), Zone Change Case No. 2006-00012-(2), Vesting Tentative Tract Map No. 067784 and Conditional Use Permit Case No. 2006-00321-(2) on August 13, 2008. Housing Permit Case No. 2006-00003-(2), an administrative housing permit, was discussed but not included in the public hearing; and

WHEREAS, the Commission finds as follows:

1. The applicant, Shea Presidio Red Oak LLC, proposes to create a gated residential development of 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure on 4.74 gross acres.

2. General Plan Amendment Case No. 2006-00015-(2) is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map from Category I (Major Industrial) to Category 4 (High Density Residential- Greater Than 22 Dwelling Units Per Acre).

3. Zone Change Case No. 2006-00012-(2) is a related request to change 4.31 net acres of existing M-1 (Light Manufacturing) zoning to R-4-48U-DP (Unlimited Residence- 48 Dwelling Units Per Net Acre- Development Program).

4. Conditional Use Permit Case No. 2005-00321-(2) is a related request for approval of the Development Program zone. In addition, the subject project proposes the following modifications to the R-4 zone:

    a. Modification of the maximum permitted front yard wall and fence height of 42 inches in the R-4 zone to allow up to 60 inches.

5. Vesting Tentative Tract Map No. 067784 is a related request to create one multi-family lot with 246 attached condominium units in one building on 4.74 gross acres.

6. Housing Permit Case No. 2006-00003-(2) is a related proposal for an administrative housing permit to set-aside 10 percent affordable housing for lower income households with eligibility for a 20 percent density bonus. The administrative housing permit is to be considered and approved concurrently with the related discretionary entitlements.

7. The subject property is located at 22425-22433 S. Vermont Avenue, within the Carson Zoned District and unincorporated community of West Carson.

8. The rectangular "L" shaped subject property is 4.74 gross acres (4.31 net acres) in size with flat topography. The subject property is currently occupied by a 93,000 square-foot multi-use warehouse building and adjacent parking lot.

9. The project site is currently zoned M-1. The existing M-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.

10. Surrounding zoning is M-1, A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area), R-3-17U-DP (Limited Multiple Residence- 17 Dwelling Units Per Net Acre- Development Program), RPD-5,000-12DU (Residential Planned Development-5,000 Square Foot Minimum Required Lot Area- 12 Dwelling Units Per Net Acre) to the north, M-1, R-3-17U-DP and A-1 to the east, R-3-17U-DP and A-1to the south, and A-1 and RPD-5,000-12DU to the west.

11. Surrounding land uses to the east and west consist of single-family residences, townhomes, light industrial/manufacturing and warehouses. To the south are single-family residences and townhomes, and a hospital. To the north is a mobilehome park, as well as single-family residences, townhomes, light industrial/manufacturing and warehouses.

12. Primary access to the subject property is from Vermont Avenue, a 100-foot wide major highway as depicted on the Los Angeles County Master Plan of Highways.

13. The Vesting Tentative Tract Map and Exhibit "A", dated September 20, 2007, depict one multi-family lot with 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure on 4.74 gross acres. The development extends throughout the entire project site, with one connected building wrapping around an attached parking structure. The building and parking structure are bounded by a 28.5-foot wide private driveway and fire lane, except for a 140-foot-long portion of the building along the southerly project boundary which has a proposed seven-foot side yard setback. The structure varies from two to four stories in height, with a maximum height of 56 feet and three inches for the parking structure. The average height of the multi-family building ranges from 42 to 48 feet. Approximately 29 percent (or 1.28 acres) of the project site is proposed as open space and recreational area, to include a swimming pool, landscaping, courtyards, water fountains and planters. Primary access will be gated at the main project entrance along Vermont Avenue, with two additional separate gated emergency access driveways: one on Vermont Avenue, to the south of the main entrance and another at the termination of 225th Street at the rear of the subject property. The existing industrial-warehouse structure, along with the surface parking lot, is proposed to be demolished. Approximately 56,000 cubic yards of cut and fill grading is proposed, with 16,400 cubic yards of earthwork to be imported from offsite.

14. The subject property is located within the Major Industrial land use category of the General Plan. A General Plan Amendment to Category 4 is proposed, allowing a density greater than 22 dwelling units per gross acre on the project site. The density of the proposed residential development is 43.5 dwelling units per gross acre. A density analysis submitted by the applicant showed the surrounding density to be 11.2 dwelling units per gross acre. Based on the density analysis, the proposed density is incompatible with the surrounding community. However, the proposed residential use is consistent with the prevailing development trends within the community, which have been transitioning from industrial to residential land uses.

15. The subject project proposes one continuous attached structure to cover more than 80 percent of the buildable area of the project site. There are no residential developments in the surrounding area that are comparable in mass to the proposed structure. The surrounding residences consist entirely of detached single-family dwelling units and townhomes. Based on the surrounding development, the proposed building mass is incompatible with the surrounding community. However, the overall design of the proposed development, along with the quality and quantity of open space and recreational areas within the development compensates for the large building mass of the structure. Urban open space is supported by the General Plan as aiding in reducing the "urban heat island effect" and providing convenient access to open space and recreational areas. Furthermore, the building height, building "step-backs" and yard setbacks of the proposed development comply with the R-4 zoning, and the proposed building "step-backs" and yard setbacks increase the project's compatibility with the surrounding area.

16. The subject project proposes to convert the existing industrial land use and zoning to high-density residential. This conversion includes the removal of existing industrial development and employment, and the elimination of existing industrial land uses and zoning. The proposal to convert the land to a residential use is inconsistent with the economic development goals and policies of the General Plan. However, the proposed residential use is consistent and compatible with the surrounding community, which has been transitioning from industrial to residential land uses.

17. Based on the analysis, the central aspect of the project is the proposal for residential infill development in an older urbanized area in need of revitalization. This is based on an understanding of the age, quality and type of development currently existing in the local area and the General Plan's emphasis on supporting and promoting infill development in the County. The proposal for infill development fulfills several important goals of the General Plan, including urban revitalization, use of existing infrastructure and services, and preservation of open space and natural resources in suburban and rural areas where development would otherwise occur. It was determined that the location of development is a key project factor in overriding other factors such as project density, building mass and loss of industrial land use base and employment.

18. The subject project proposes to set-aside 10 percent of the residential units (or 22 units) as affordable housing for lower-income households, to receive a density bonus of

40 dwelling units. The proposal for affordable housing, combined with the urban infill location, promotes General Plan goals and policies to supply affordable housing in locations that have convenient access to existing employment, public transit, community facilities and other services.

19. The subject project has been designed to meet green building certification standards. The proposal for green building promotes General Plan goals to conserve energy and natural resources. Furthermore, the proposal for green building is consistent with ongoing County efforts to respond to State laws and policies regarding climate change.

20. Based on evaluation of the above facts, the proposed development is consistent with the General Plan.

21. At the time of writing, 15 items of correspondence have been received, to include 12 letters of support, one letter in opposition, one letter with concerns regarding the proposed development, and a letter from the County Sanitation Districts of Los Angeles County. The letters of support indicate reasons for support such as the removal of the existing building as a benefit to the community, the new development enhancing the community and supporting local businesses ("stimulating the economy"), increase in compatibility with surrounding development, need for additional housing, increase in local community activity, increase in local revenue, utilizing green building principles and lack of compatibility of the existing industrial building.

    The letter in opposition and letter of concern are from the same resident. Earlier, the resident opposed the project based on the number of units and size of the structure, but in the subsequent letter the opposition to the project was removed while still stating concerns relating to the height of the building and traffic impacts.

    The letter from the Sanitation District indicates that a public hearing notice has been received for the proposed development. The Sanitation District offered comments regarding wastewater flow rates and connection fees for wastewater discharge.

22. During the August 13, 2008 Commission public hearing, the Commission heard a presentation from staff and the applicant's representative. The applicant's representative also provided additional exhibits to the Commission for reference during the presentation. Testimony was heard from six persons, including four residents, one local business owner and one property owner in the nearby area. Two persons supported the project, while the other four persons expressed some concerns while not formally opposing the proposed development. One testifier, a local business owner, who owns a bakery located directly to the north of the subject property, stated that he does not want the bakery operations to negatively impact the future tenants of the subject project. He also stated that the bakery's driveway is located adjacent to the proposed driveway of the subject project, and wanted to be reassured that there would be no access conflicts. Another testifier requested that the developer use local construction workers and "train apprentices". This testifier also voiced concerns that the proposed multi-family units would be too costly for the community. Lastly, two

testifiers, both nearby residents, expressed concerns about maintaining the privacy of adjacent single-family residences as existing public walkways adjacent to the development become more frequently utilized.

23. During the August 13, 2008 Commission public hearing, the Commission discussed the proposed development. The Commission had the following concerns: the fair distribution of affordable housing units within the development; a limit to the number of units that can be leased ("sublet") by future condominium unit owners; visual impact of the project's front yard fencing; sufficient disclosure to future tenants of adjacent non-residential uses; adequate screening of the five-story parking structure; and additional recreational facilities within the development.

    Regarding the fair distribution of affordable units, the Commission stated that the units should be evenly distributed throughout the building, and also be evenly distributed among one, two and three bedroom unit types. The Commission stated that fair distribution of the affordable units is to be ensured through the required covenant and agreement for the administrative affordable housing permit, and through the project's Conditions Covenants and Restrictions ("CC&Rs").

    The Commission was concerned that the proposed condominium development would gradually become a poorly-maintained apartment complex over time. To help avoid this outcome, the Commission decided that a limit to the number of condominium units to be sold and then owner-leased (or "sublet") should be imposed. The Commission stated that no more than 25 percent of the total number of "ownership" units (or those units purchased and individually owned) may subsequently be leased or "sublet" by the owner.

    The Commission stated that the proposed front yard fence should be set-back from the public sidewalk, should be screened with vegetation, and should be designed in a "broken" or "offset" configuration integrated with the front yard landscaping to help avoid a negative visual impact caused by a monotonous straight line of fencing.

    The Commission was concerned that future tenants of the condominium development would not be properly notified of the surrounding non-residential land uses, to include the bakery existing directly to the north of the subject property. To ensure notification, the Commission stated that adjacent non-residential uses shall be disclosed in a recorded covenant, in the project's CC&Rs and in the tenant's lease agreement.

    To adequately screen views of the five-story parking structure located on the northerly side of the project site, the Commission stated that "multiple screening techniques" should be used, to include architectural design features, landscaping/vegetation and any other reasonable methods necessary to reduce the long-term visual impacts of the parking structure.

Finally, the Commission asked if additional outdoor recreational facilities (a "basketball hoop") could be provided within the development, as feasible, so long as such facilities do not diminish the safety and security of the residents and guests.

24. During the August 13, 2008 Commission public hearing, after hearing all testimony, the Commission closed the public hearing and adopted the Mitigated Negative Declaration; approved Vesting Tentative Tract Map No. 067784, Conditional Use Permit Case No. 2005-00152-(2) and Housing Permit No. 2006-00003-(2); and recommended to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 2006-00015-(2), and adoption of Zone Change Case No. 2006-00012-(2).

25. The project design is required to comply with the standards of the proposed R-4-48U-DP zone. Multi-family residences are permitted in this zone pursuant to Section 22.20.340 of the Los Angeles County Code ("County Code") (Zoning Ordinance).

26. The Plan Amendment is 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 land through a more concentrated pattern of urban development.

27. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health and Regional Planning.

28. 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 and shown on the site plan and Vesting Tentative Tract Map No. 067784.

29. Compatibility with surrounding land uses will be ensured through the related zone change, subdivision, conditional use permit and environmental conditions.

30. 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.

31. The recommended general plan amendment will not place an undue burden upon the community's ability to provide necessary facilities and services, as outlined in the preceding findings of fact and environmental documentation.

32. Approval of the recommended general plan amendment is in the public interest, specifically in the interest of public health, safety, and general welfare, and is in conformity with good planning practices.

33. Approval of the recommended general plan amendment will enable implementation of the various land use objectives identified, including location of higher-density residential development near existing services and infrastructure.

34. Adoption of the proposed general plan amendment will enable the development of the subject property as proposed.

35. The applicant in this case has satisfied the "Burden of Proof" for the requested General Plan Amendment which is needed and appropriate.

36. 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 less than significant effects with project mitigation for noise, air quality, traffic and emergency services. Based on the Initial Study and project revisions, a Mitigated Negative Declaration ("MND") has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program ("MMP").

37. After consideration of the attached MND and MMP 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 MND reflects the independent judgment and analysis of the Commission, and adopts the MND and attached MMP.

38. 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.

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 Mitigated Negative Declaration has been completed in compliance with CEQA, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and

3. Approve the Mitigated Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and

4. Approve and adopt the Mitigation Monitoring Program for the proposed project, incorporated in the Mitigated Negative Declaration, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and

5. Find that the recommended general plan amendment is consistent with the goals, policies and programs of the General Plan; and

6. Adopt General Plan Amendment Case No. 2006-00015-(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 by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on August 13, 2008.

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

AMENDMENT TO COUNTWIDE GENERAL PLAN

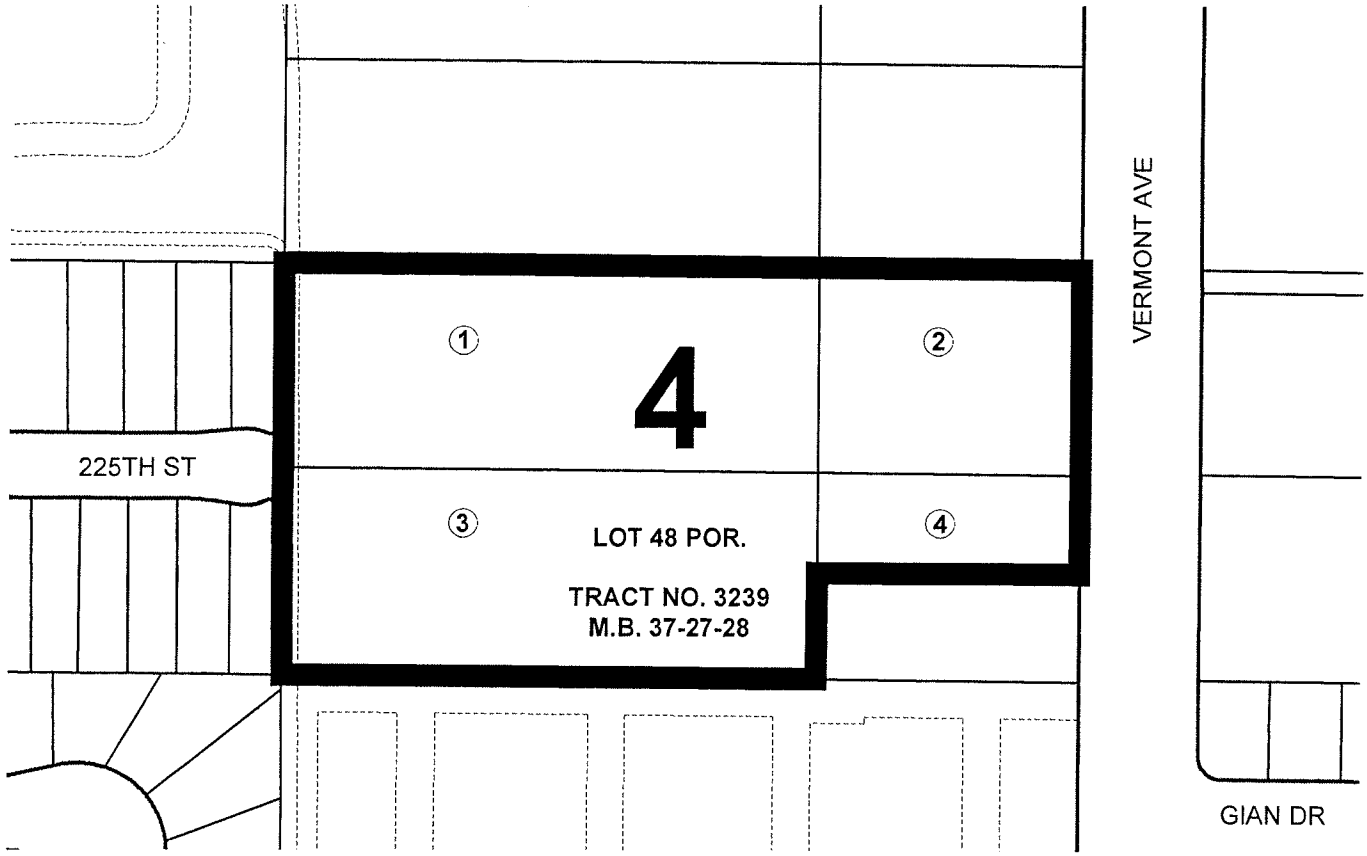
WEST CARSON COMMUNITY

PLAN AMENDMENT: 2006-00015-(2)

ON: _____

CATEGORY I TO CATEGORY 4

(PROPOSED: HIGH DENSITY RESIDENTIAL - GREATER THAN 22 DU/AC)



LEGAL DESCRIPTION:

THAT PORTION OF THE LOT 48 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, DESCRIBED AS FOLLOWS:

(1) THE NORTH HALF OF SAID LOT, EXCEPTING THEREFROM THE EASTERLY 239 FEET THEREOF.
(2) THE EAST 239 FEET OF THE NORTH HALF OF SAID LOT.
(3) THE SOUTH HALF OF SAID LOT, EXCEPTING THEREFROM THE EASTERLY 239 FEET THEREOF.
(4) THE EAST 239 FEET OF THE SOUTH HALF OF SAID LOT, EXCEPTING THEREFROM THE SOUTH 82.5 FEET THEREOF.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- PLAN AMENDMENT AREA

N

0 75 150 FEET

COUNTY ZONING MAP
045H197

DIGITAL DESCRIPTION: \ZCO\ZD_CARSON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
HAROLD V. HELSLEY, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

A RESOLUTION OF
THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
RELATING TO ZONE CHANGE CASE NO. 2006-00012-(2)

WHEREAS, the Los Angeles County Regional Planning Commission ("Commission") has conducted a public hearing in the matter of Zone Change Case No. 2006-00012-(2), General Plan Amendment Case No. 2006-00015-(2), Vesting Tentative Tract Map No. 067784, Conditional Use Permit Case No. 2006-00321-(2) and Housing Permit Case No. 2006-00003-(2) on August 13, 2008. Housing Permit Case No. 2006-00003-(2), an administrative housing permit, was discussed but not included in the public hearing; and

WHEREAS, the Commission finds as follows:

1. The applicant, Shea Presidio Red Oak LLC, proposes to create a gated residential development of 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure on 4.74 gross acres.

2. General Plan Amendment Case No. 2006-00015-(2) is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map from Category I (Major Industrial) to Category 4 (High Density Residential- Greater Than 22 Dwelling Units Per Acre).

3. Zone Change Case No. 2006-00012-(2) is a related request to change 4.31 net acres of existing M-1 (Light Manufacturing) zoning to R-4-48U-DP (Unlimited Residence- 48 Dwelling Units Per Net Acre- Development Program).

4. Conditional Use Permit Case No. 2005-00321-(2) is a related request for approval of the Development Program zone. In addition, the subject project proposes the following modifications to the R-4 zone:

    a. Modification of the maximum permitted front yard wall and fence height of 42 inches in the R-4 zone to allow up to 60 inches.

5. Vesting Tentative Tract Map No. 067784 is a related request to create one multi-family lot with 246 attached condominium units in one building on 4.74 gross acres.

6. Housing Permit Case No. 2006-00003-(2) is a related proposal for an administrative housing permit to set-aside 10 percent affordable housing for lower income households with eligibility for a 20 percent density bonus. The administrative housing permit is to be considered and approved concurrently with the related discretionary entitlements.

7. The subject property is located at 22425-22433 S. Vermont Avenue, within the Carson Zoned District and unincorporated community of West Carson.

8. The rectangular "L" shaped subject property is 4.74 gross acres (4.31 net acres) in size with flat topography. The subject property is currently occupied by a 93,000 square-foot multi-use warehouse building and adjacent parking lot.

9. The project site is currently zoned M-1. The existing M-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.

10. Surrounding zoning is M-1, A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area), R-3-17U-DP (Limited Multiple Residence- 17 Dwelling Units Per Net Acre- Development Program), RPD-5,000-12DU (Residential Planned Development-5,000 Square Foot Minimum Required Lot Area- 12 Dwelling Units Per Net Acre) to the north, M-1, R-3-17U-DP and A-1 to the east, R-3-17U-DP and A-1to the south, and A-1 and RPD-5,000-12DU to the west.

11. Surrounding land uses to the east and west consist of single-family residences, townhomes, light industrial/manufacturing and warehouses. To the south are single-family residences and townhomes, and a hospital. To the north is a mobilehome park, as well as single-family residences, townhomes, light industrial/manufacturing and warehouses.

12. Primary access to the subject property is from Vermont Avenue, a 100-foot wide major highway as depicted on the Los Angeles County Master Plan of Highways.

13. The Vesting Tentative Tract Map and Exhibit "A", dated September 20, 2007, depict one multi-family lot with 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure on 4.74 gross acres. The development extends throughout the entire project site, with one connected building wrapping around an attached parking structure. The building and parking structure are bounded by a 28.5-foot wide private driveway and fire lane, except for a 140-foot-long portion of the building along the southerly project boundary which has a proposed seven-foot side yard setback. The structure varies from two to four stories in height, with a maximum height of 56 feet and three inches for the parking structure. The average height of the multi-family building ranges from 42 to 48 feet. Approximately 29 percent (or 1.28 acres) of the project site is proposed as open space and recreational area, to include a swimming pool, landscaping, courtyards, water fountains and planters. Primary access will be gated at the main project entrance along Vermont Avenue, with two additional separate gated emergency access driveways: one on Vermont Avenue, to the south of the main entrance and another at the termination of 225th Street at the rear of the subject property. The existing industrial-warehouse structure, along with the surface parking lot, is proposed to be demolished. Approximately 56,000 cubic yards of cut and fill grading is proposed, with 16,400 cubic yards of earthwork to be imported from offsite. There are no Oak trees existing on the subject property.

14. The subject property is located within the Major Industrial land use category of the General Plan. A General Plan Amendment to Category 4 is proposed, allowing a density greater than 22 dwelling units per gross acre on the project site. The density of the proposed residential development is 43.5 dwelling units per gross acre. A density analysis submitted by the applicant showed the surrounding density to be 11.2 dwelling units per gross acre. Based on the density analysis, the proposed density is incompatible with the surrounding community. However, the proposed residential use is consistent with the prevailing development trends within the community, which have been transitioning from industrial to residential land uses.

15. The subject project proposes one continuous attached structure to cover more than 80 percent of the buildable area of the project site. There are no residential developments in the surrounding area that are comparable in mass to the proposed structure. The surrounding residences consist entirely of detached single-family dwelling units and townhomes. Based on the surrounding development, the proposed building mass is incompatible with the surrounding community. However, the overall design of the proposed development, along with the quality and quantity of open space and recreational areas within the development compensates for the large building mass of the structure. Urban open space is supported by the General Plan as aiding in reducing the "urban heat island effect" and providing convenient access to open space and recreational areas. Furthermore, the building height, building "step-backs" and yard setbacks of the proposed development comply with the R-4 zoning, and the proposed building "step-backs" and yard setbacks increase the project's compatibility with the surrounding area.

16. The subject project proposes to convert the existing industrial land use and zoning to high-density residential. This conversion includes the removal of existing industrial development and employment, and the elimination of existing industrial land uses and zoning. The proposal to convert the land to a residential use is inconsistent with the economic development goals and policies of the General Plan. However, the proposed residential use is consistent and compatible with the surrounding community, which has been transitioning from industrial to residential land uses.

17. Based on the analysis, the central aspect of the project is the proposal for residential infill development in an older urbanized area in need of revitalization. This is based on an understanding of the age, quality and type of development currently existing in the local area and the General Plan's emphasis on supporting and promoting infill development in the County. The proposal for infill development fulfills several important goals of the General Plan, including urban revitalization, use of existing infrastructure and services, and preservation of open space and natural resources in suburban and rural areas where development would otherwise occur. It was determined that the

location of development is a key project factor in overriding other factors such as project density, building mass and loss of industrial land use base and employment.

18. The subject project proposes to set-aside 10 percent of the residential units (or 22 units) as affordable housing for lower-income households, to receive a density bonus of 40 dwelling units. The proposal for affordable housing, combined with the urban infill location, promotes General Plan goals and policies to supply affordable housing in locations that have convenient access to existing employment, public transit, community facilities and other services.

19. The subject project has been designed to meet green building certification standards. The proposal for green building promotes General Plan goals to conserve energy and natural resources. Furthermore, the proposal for green building is consistent with ongoing County efforts to respond to State laws and policies regarding climate change.

20. Based on evaluation of the above facts, the proposed development is consistent with the General Plan.

21. At the time of writing, 15 items of correspondence have been received, to include 12 letters of support, one letter in opposition, one letter with concerns regarding the proposed development, and a letter from the County Sanitation Districts of Los Angeles County. The letters of support indicate reasons for support such as the removal of the existing building as a benefit to the community, the new development enhancing the community and supporting local businesses ("stimulating the economy"), increase in compatibility with surrounding development, need for additional housing, increase in local community activity, increase in local revenue, utilizing green building principles and lack of compatibility of the existing industrial building.

    The letter in opposition and letter of concern are from the same resident. Earlier, the resident opposed the project based on the number of units and size of the structure, but in the subsequent letter the opposition to the project was removed while still stating concerns relating to the height of the building and traffic impacts.

    The letter from the Sanitation District indicates that a public hearing notice has been received for the proposed development. The Sanitation District offered comments regarding wastewater flow rates and connection fees for wastewater discharge.

22. During the August 13, 2008 Commission public hearing, the Commission heard a presentation from staff and the applicant's representative. The applicant's representative also provided additional exhibits to the Commission for reference during the presentation. Testimony was heard from six persons, including four residents, one local business owner and one property owner in the nearby area. Two persons supported the project, while the other four persons expressed some concerns while not

formally opposing the proposed development. One testifier, a local business owner, who owns a bakery located directly to the north of the subject property, stated that he does not want the bakery operations to negatively impact the future tenants of the subject project. He also stated that the bakery's driveway is located adjacent to the proposed driveway of the subject project, and wanted to be reassured that there would be no access conflicts. Another testifier requested that the developer use local construction workers and "train apprentices". This testifier also voiced concerns that the proposed multi-family units might be too costly for the community. Lastly, two testifiers, both nearby residents, expressed concerns about maintaining the privacy of adjacent single-family residences as existing public walkways adjacent to the development become more frequently utilized.

23. During the August 13, 2008 Commission public hearing, the Commission discussed the proposed development. The Commission had the following concerns: the fair distribution of affordable housing units within the development; a limit to the number of units that can be leased ("sublet") by future condominium unit owners; visual impact of the project's front yard fencing; sufficient disclosure to future tenants of adjacent non-residential uses; adequate screening of the five-story parking structure; and additional recreational facilities within the development.

    Regarding the fair distribution of affordable units, the Commission stated that the units should be evenly distributed throughout the building, and also be evenly distributed among one, two and three bedroom unit types. The Commission stated that fair distribution of the affordable units is to be ensured through the required covenant and agreement for the administrative affordable housing permit, and through the project's Conditions Covenants and Restrictions ("CC&Rs").

    The Commission was concerned that the proposed condominium development would gradually become a poorly-maintained apartment complex over time. To help avoid this outcome, the Commission decided that a limit to the number of condominium units to be sold and then owner-leased (or "sublet") should be imposed. The Commission stated that no more than 25 percent of the total number of "ownership" units (or those units purchased and individually owned) may subsequently be leased or "sublet" by the owner.

    The Commission stated that the proposed front yard fence should be set-back from the public sidewalk, should be screened with vegetation, and should be designed in a "broken" or "offset" configuration integrated with the front yard landscaping to help avoid a negative visual impact caused by a monotonous straight line of fencing.

    The Commission was concerned that future tenants of the condominium development would not be properly notified of the surrounding non-residential land uses, to include the bakery existing directly to the north of the subject property. To ensure notification,

the Commission stated that adjacent non-residential uses shall be disclosed in a recorded covenant, in the project's CC&Rs and in the tenant's lease agreement.

To adequately screen views of the five-story parking structure located on the northerly side of the project site, the Commission stated that "multiple screening techniques" should be used, to include architectural design features, landscaping/vegetation and any other reasonable methods necessary to reduce the long-term visual impacts of the parking structure.

Finally, the Commission asked if additional outdoor recreational facilities (a "basketball hoop") could be provided within the development, as feasible, so long as such facilities do not diminish the safety and security of the residents and guests.

24. During the August 13, 2008 Commission public hearing, after hearing all testimony, the Commission closed the public hearing and adopted the Mitigated Negative Declaration; approved Vesting Tentative Tract Map No. 067784, Conditional Use Permit Case No. 2005-00152-(2) and Housing Permit No. 2006-00003-(2); and recommended to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 2006-00015-(2), and adoption of Zone Change Case No. 2006-00012-(2).

25. The project design is required to comply with the standards of the proposed R-4-48U-DP zone. Multi-family residences are permitted in this zone pursuant to Section 22.20.340 of the Los Angeles County Code ("County Code") (Zoning Ordinance).

26. The proposed change of zone from M-1 to R-4-48U-DP is consistent with the goals and objectives of the General Plan in that it will increase the supply and diversity of housing, and it will promote the efficient use of land through a more concentrated pattern of urban development.

27. The requested zone change to R-4-48U-DP is necessary to authorize the proposed development on the subject property. The related development project is consistent with the proposed R-4-48U-DP zoning classification because, pursuant to Section 22.40.040 of the County Code, property in a DP zone may be used for any use permitted in the basic zone, subject to the conditions and limitations of the conditional use permit and approved development program contained therein. Multi-family residences are permitted in the R-4-48U-DP zone by Section 22.20.340 of the Los Angeles County Code. The proposed density of 48 dwelling units per net acre is consistent with the R-4-48U-DP zone, since the zoning would allow the 246 dwelling units proposed for the subject property.

28. Modified conditions warrant revisions in the zoning of the subject property. The existing M-1 zoning classification was reflective of the previously industrial and manufacturing nature of the site and surrounding land uses within the community. However, the

property is no longer suitable for future industrial activity, as it has become surrounded by single and multi-family residential development.

29. A need for the proposed zone classification exists within the community because a countywide demand exists for urban infill housing. The General Plan recognizes the limited supply of prime land available for housing and the need for more concentrated urban forms of development.

30. The subject property is a proper location for the proposed R-4-48U-DP zoning classification and 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 practice because it is on a lot which will minimally affect surrounding single-family properties and will greatly enhance the quality of residential developments in the community. The proposed zoning classification is consistent with the land use designations of the General Plan and compatible with surrounding zoning and land uses.

31. Compatibility with surrounding land uses will be further ensured through the conditions of approval of the related conditional use permit.

32. 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 less than significant effects with project mitigation for noise, air quality, traffic and emergency services. Based on the Initial Study and project revisions, a Mitigated Negative Declaration ("MND") has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program ("MMP").

33. After consideration of the attached MND and MMP 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 MND reflects the independent judgment and analysis of the Commission, and adopts the MND and attached MMP.

34. 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.

RESOLVED that the Regional Planning Commission recommends that the Board of Supervisors of the County of Los Angeles:

Resolution

1. Hold a public hearing to consider Zone Change Case No. 2006-00012-(2), a proposed change the existing M-1 zoning to R-4-48U-DP.

2. Certify completion of and approve the attached Mitigated Negative Declaration and determine that Zone Change Case No. 2005-00012-(2) will not have a significant effect upon the environment with project mitigation.

3. Find the recommended zoning is consistent with the goals, policies, and programs of the General Plan.

4. Find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone.

5. Adopt recommended Zone Change Case No. 2006-00012-(2), changing the zoning classification on the property as depicted on the attached Exhibit and described herein above.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on August 13, 2008.

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

CHANGE OF PRECISE PLAN

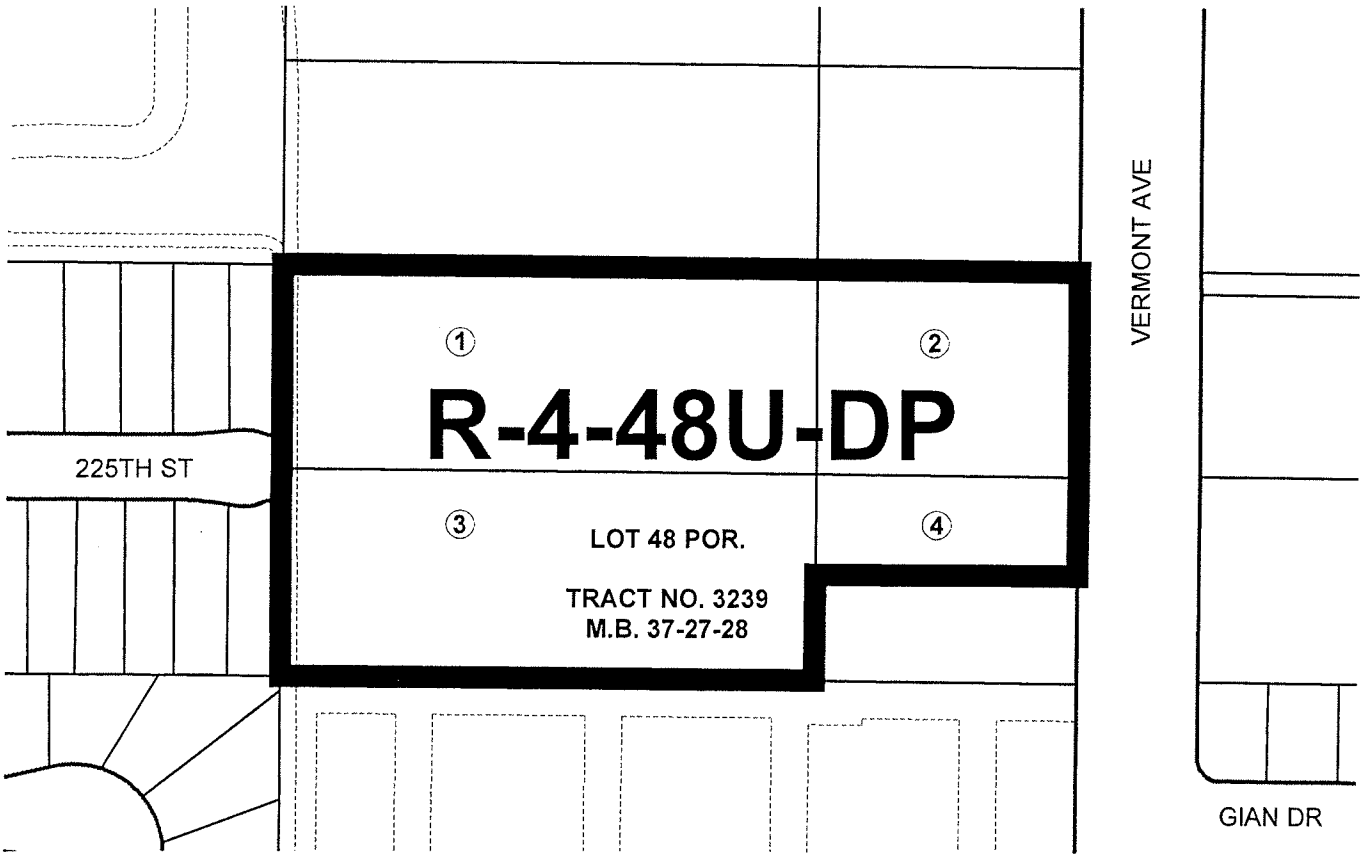
CARSON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2006-00012 - (2)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

THAT PORTION OF THE LOT 48 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, DESCRIBED AS FOLLOWS:

① THE NORTH HALF OF SAID LOT, EXCEPTING THEREFROM THE EASTERLY 239 FEET THEREOF.
② THE EAST 239 FEET OF THE NORTH HALF OF SAID LOT.
③ THE SOUTH HALF OF SAID LOT, EXCEPTING THEREFROM THE EASTERLY 239 FEET THEREOF.
④ THE EAST 239 FEET OF THE SOUTH HALF OF SAID LOT, EXCEPTING THEREFROM THE SOUTH 82.5 FEET THEREOF.

LEGEND:

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

N

0 75 150 FEET

COUNTY ZONING MAP
045H197

DIGITAL DESCRIPTION: \ZCO\ZD_CARSON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
HAROLD V. HELSLEY, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

FINDINGS OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES FOR CONDITIONAL USE PERMIT CASE NO. 2006-00321-(2)

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Conditional Use Permit Case No. 2006-00321-(2) on August 13, 2008. Conditional Use Permit Case No. 2006-00321-(2) was heard concurrently with General Plan Amendment Case No. 2006-00015-(2), Zone Change Case No. 2006-00012-(2) and Vesting Tentative Tract Map No. 067784. Housing Permit Case No. 2006-00003-(2), an administrative housing permit, was discussed but not included in the public hearing.

2. The applicant, Shea Presidio Red Oak LLC, proposes a subdivision to create one multi-family lot with 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure on 4.74 gross acres.

3. A Conditional Use Permit is required to ensure compliance with the requirements of the Development Program ("DP") overlay zone, pursuant to Sections 22.40.030 and 22.40.040 of the Los Angeles County Code ("County Code").

4. Conditional Use Permit Case No. 2005-00321-(2) is a request for approval of the Development Program zone. In addition, the subject project proposes the following modifications to the R-4 zone:

    a. Modification of the maximum permitted front yard wall and fence height of 42 inches in the R-4 zone to allow up to 60 inches.

5. While the proposed front yard fence height of 60 inches exceeds the 42-inch maximum established by the R-4 zone, this fence height is requested as part of the Conditional Use Permit for the proposed development program. In accordance with the County Code, the modification is requested in order to maintain consistency with the rest of the project's exterior design and for added security measures.

6. General Plan Amendment Case No. 2006-00015-(2) is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map from Category I (Major Industrial) to Category 4 (High Density Residential- Greater Than 22 Dwelling Units Per Acre).

7. Zone Change Case No. 2006-00012-(2) is a related request to change 4.31 net acres of existing M-1 (Light Manufacturing) zoning to R-4-48U-DP (Unlimited Residence- 48 Dwelling Units Per Net Acre- Development Program).

8. Vesting Tentative Tract Map No. 067784 is a related request to create one multi-family lot with 246 attached condominium units in one building on 4.74 gross acres.

9. Housing Permit Case No. 2006-00003-(2) is a related proposal for an administrative housing permit to set-aside 10 percent affordable housing for lower income households

with eligibility for a 20 percent density bonus. The administrative housing permit is to be considered and approved concurrently with the related discretionary entitlements.

10. The subject property is located at 22425-22433 S. Vermont Avenue, within the Carson Zoned District and unincorporated community of West Carson.

11. The rectangular "L" shaped subject property is 4.74 gross acres (4.31 net acres) in size with flat topography. The subject property is currently occupied by a 93,000 square-foot multi-use warehouse building and adjacent parking lot.

12. The project site is currently zoned M-1. The existing M-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.

13. Surrounding zoning is M-1, A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area), R-3-17U-DP (Limited Multiple Residence- 17 Dwelling Units Per Net Acre- Development Program), RPD-5,000-12DU (Residential Planned Development-5,000 Square Foot Minimum Required Lot Area- 12 Dwelling Units Per Net Acre) to the north, M-1, R-3-17U-DP and A-1 to the east, R-3-17U-DP and A-1to the south, and A-1 and RPD-5,000-12DU to the west.

14. Surrounding land uses to the east and west consist of single-family residences, townhomes, light industrial/manufacturing and warehouses. To the south are single-family residences and townhomes, and a hospital. To the north is a mobilehome park, as well as single-family residences, townhomes, light industrial/manufacturing and warehouses.

15. Primary access to the subject property is from Vermont Avenue, a 100-foot wide major highway as depicted on the Los Angeles County Master Plan of Highways.

16. The Vesting Tentative Tract Map and Exhibit "A", dated September 20, 2007, depict one multi-family lot with 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure on 4.74 gross acres. The development extends throughout the entire project site, with one connected building wrapping around an attached parking structure. The building and parking structure are bounded by a 28.5-foot wide private driveway and fire lane, except for a 140-foot-long portion of the building along the southerly project boundary which has a proposed seven-foot side yard setback. The structure varies from two to four stories in height, with a maximum height of 56 feet and three inches for the parking structure. The average height of the multi-family building ranges from 42 to 48 feet. Approximately 29 percent (or 1.28 acres) of the project site is proposed as open space and recreational area, to include a swimming pool, landscaping, courtyards, water fountains and planters. Primary access will be gated at the main project entrance along Vermont Avenue, with two additional separate gated emergency access driveways: one on Vermont Avenue, to the south of the main entrance and another at the termination of 225th Street at the rear of the subject property. The existing industrial-warehouse structure, along with the surface parking lot, is proposed to be demolished. Approximately 56,000 cubic yards of cut and fill

grading is proposed, with 16,400 cubic yards of earthwork to be imported from offsite. There are no Oak trees on the subject property.

17. The subject property is located within the Major Industrial land use category of the General Plan. A General Plan Amendment to Category 4 is proposed, allowing a density greater than 22 dwelling units per gross acre on the project site. The density of the proposed residential development is 43.5 dwelling units per gross acre. A density analysis submitted by the applicant showed the surrounding density to be 11.2 dwelling units per gross acre. Based on the density analysis, the proposed density is incompatible with the surrounding community. However, the proposed residential use is consistent with the prevailing development trends within the community, which have been transitioning from industrial to residential land uses.

18. The subject project proposes one continuous attached structure to cover more than 80 percent of the buildable area of the project site. There are no residential developments in the surrounding area that are comparable in mass to the proposed structure. The surrounding residences consist entirely of detached single-family dwelling units and townhomes. Based on the surrounding development, the proposed building mass is incompatible with the surrounding community. However, the overall design of the proposed development, along with the quality and quantity of open space and recreational areas within the development compensates for the large building mass of the structure. Urban open space is supported by the General Plan as aiding in reducing the "urban heat island effect" and providing convenient access to open space and recreational areas. Furthermore, the building height, building "step-backs" and yard setbacks of the proposed development comply with the R-4 zoning, and the proposed building "step-backs" and yard setbacks increase the project's compatibility with the surrounding area.

19. The subject project proposes to convert the existing industrial land use and zoning to high-density residential. This conversion includes the removal of existing industrial development and employment, and the elimination of existing industrial land uses and zoning. The proposal to convert the land to a residential use is inconsistent with the economic development goals and policies of the General Plan. However, the proposed residential use is consistent and compatible with the surrounding community, which has been transitioning from industrial to residential land uses.

20. Based on the analysis, the central aspect of the project is the proposal for residential infill development in an older urbanized area in need of revitalization. This is based on an understanding of the age, quality and type of development currently existing in the local area and the General Plan's emphasis on supporting and promoting infill development in the County. The proposal for infill development fulfills several important goals of the General Plan, including urban revitalization, use of existing infrastructure and services, and preservation of open space and natural resources in suburban and rural areas where development would otherwise occur. It was determined that the location of development is a key project factor in overriding other

factors such as project density, building mass and loss of industrial land use base and employment.

21. The subject project proposes to set-aside 10 percent of the residential units (or 22 units) as affordable housing for lower-income households, to receive a density bonus of 40 dwelling units. The proposal for affordable housing, combined with the urban infill location, promotes General Plan goals and policies to supply affordable housing in locations that have convenient access to existing employment, public transit, community facilities and other services.

22. The subject project has been designed to meet green building certification standards. The proposal for green building promotes General Plan goals to conserve energy and natural resources. Furthermore, the proposal for green building is consistent with ongoing County efforts to respond to State laws and policies regarding climate change.

23. Based on evaluation of the above facts, the proposed development is consistent with the General Plan.

24. At the time of writing, 15 items of correspondence have been received, to include 12 letters of support, one letter in opposition, one letter with concerns regarding the proposed development, and a letter from the County Sanitation Districts of Los Angeles County. The letters of support indicate reasons for support such as the removal of the existing building as a benefit to the community, the new development enhancing the community and supporting local businesses ("stimulating the economy"), increase in compatibility with surrounding development, need for additional housing, increase in local community activity, increase in local revenue, utilizing green building principles and lack of compatibility of the existing industrial building.

    The letter in opposition and letter of concern are from the same resident. Earlier, the resident opposed the project based on the number of units and size of the structure, but in the subsequent letter the opposition to the project was removed while still stating concerns relating to the height of the building and traffic impacts.

    The letter from the Sanitation District indicates that a public hearing notice has been received for the proposed development. The Sanitation District offered comments regarding wastewater flow rates and connection fees for wastewater discharge.

25. During the August 13, 2008 Commission public hearing, the Commission heard a presentation from staff and the applicant's representative. The applicant's representative also provided additional exhibits to the Commission for reference during the presentation. Testimony was heard from six persons, including four residents, one local business owner and one property owner in the nearby area. Two persons supported the project, while the other four persons expressed some concerns while not formally opposing the proposed development. One testifier, a local business owner, who owns a bakery located directly to the north of the subject property, stated that he does not want the bakery operations to negatively impact the future tenants of the subject project. He also stated that the bakery's driveway is located adjacent to the

proposed driveway of the subject project, and wanted to be reassured that there would be no access conflicts. Another testifier requested that the developer use local construction workers and "train apprentices". This testifier also voiced concerns that the proposed multi-family units would be too costly for the community. Lastly, two testifiers, both nearby residents, expressed concerns about maintaining the privacy of adjacent single-family residences as existing public walkways adjacent to the development become more frequently utilized.

26. During the August 13, 2008 Commission public hearing, the Commission discussed the proposed development. The Commission had the following concerns: the fair distribution of affordable housing units within the development; a limit to the number of units that can be leased ("sublet") by future condominium unit owners; visual impact of the project's front yard fencing; sufficient disclosure to future tenants of adjacent non-residential uses; adequate screening of the five-story parking structure; and additional recreational facilities within the development.

    Regarding the fair distribution of affordable units, the Commission stated that the units should be evenly distributed throughout the building, and also be evenly distributed among one, two and three bedroom unit types. The Commission stated that fair distribution of the affordable units is to be ensured through the required covenant and agreement for the administrative affordable housing permit, and through the project's Conditions Covenants and Restrictions ("CC&Rs").

    The Commission was concerned that the proposed condominium development would gradually become a poorly-maintained apartment complex over time. To help avoid this outcome, the Commission decided that a limit to the number of condominium units to be sold and then owner-leased (or "sublet") should be imposed. The Commission stated that no more than 25 percent of the total number of "ownership" units (or those units purchased and individually owned) may subsequently be leased or "sublet" by the owner.

    The Commission stated that the proposed front yard fence should be set-back from the public sidewalk, should be screened with vegetation, and should be designed in a "broken" or "offset" configuration integrated with the front yard landscaping to help avoid a negative visual impact caused by a monotonous straight line of fencing.

    The Commission was concerned that future tenants of the condominium development would not be properly notified of the surrounding non-residential land uses, to include the bakery existing directly to the north of the subject property. To ensure notification, the Commission stated that adjacent non-residential uses shall be disclosed in a recorded covenant, in the project's CC&Rs and in the tenant's lease agreement.

    To adequately screen views of the five-story parking structure located on the northerly side of the project site, the Commission stated that "multiple screening techniques" should be used, to include architectural design features, landscaping/vegetation and any other reasonable methods necessary to reduce the long-term visual impacts of the parking structure.

Finally, the Commission asked if additional outdoor recreational facilities (a "basketball hoop") could be provided within the development, as feasible, so long as such facilities do not diminish the safety and security of the residents and guests.

27. During the August 13, 2008 Commission public hearing, after hearing all testimony, the Commission closed the public hearing and adopted the Mitigated Negative Declaration; approved Vesting Tentative Tract Map No. 067784, Conditional Use Permit Case No. 2005-00152-(2) and Housing Permit No. 2006-00003-(2); and recommended to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 2006-00015-(2), and adoption of Zone Change Case No. 2006-00012-(2).

28. The project design is required to comply with the standards of the proposed R-4-48U-DP zone. Multi-family residences are permitted in this zone pursuant to Section 22.20.340 of the Los Angeles County Code ("County Code") (Zoning Ordinance).

29. The proposed use is subject to the development standards and requirements applicable to the R-4-48U-DP zone, as set forth in Sections 22.20.340 through 22.20.400 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.

30. 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.

31. 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.

32. 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 less than significant effects with project mitigation for noise, air quality, traffic and emergency services. Based on the Initial Study and project revisions, a Mitigated Negative Declaration ("MND") has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program ("MMP").

33. After consideration of the attached MND and MMP 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 MND reflects the independent judgment and analysis of the Commission, and adopts the MND and attached MMP.

FINDINGS

34. 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.

35. Approval of this Conditional Use Permit is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for General Plan Amendment Case No. 2005-00009-(2), Zone Change Case No. 2005-00014-(2) and Vesting Tentative Tract Map No. 063296.

36. 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.

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, 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.

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.

FINDINGS

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. 2005-00321-(2) is **approved**, subject to the attached conditions established by the Commission and recommended by the Los Angeles County Subdivision Committee.

DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT CASE NO. 2006-00321-(2)

Exhibit "A" Date: September 20, 2007

CONDITIONS:

1. This grant authorizes the use of a Development Program of the subject property for 246 new attached condominium units in one attached multi-family building in a gated residential development, with 1.28 acres of landscaping and common open area, as depicted on the approved Exhibit "A" (dated April 24, 2007) or an approved revised Exhibit "A", subject to all of the following conditions of approval.

2. Approval of Conditional Use Permit ("CUP") Case No. 2006-00321-(2) is contingent upon approval of General Plan Amendment Case No. 2006-00015-(2) and adoption of Zone Change Case No. 2006-00012-(2) by the Los Angeles County Board of Supervisors ("Board").

3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County 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 Nos. 8 and 57.

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 five days of the approval date, remit processing fees (currently $1,926.75)

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.

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.

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. 067784. In the event that Vesting Tentative Tract Map No. 067784 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 tentative tract map and the approved Exhibit "A", dated September 20, 2007, 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. 067784.

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. This grant authorizes the following modifications as shown on the approved Exhibit "A" from the provisions set forth in Section 22.48.160 of the County Code:

    a. Modification of the maximum permitted front yard wall and fence height of 42 inches in the R-4 zone to allow up to 60 inches.

18. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.

19. A minimum of 431 automobile parking spaces, as depicted on the approved Exhibit "A" (dated September 20, 2007) 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. The requirement to provide at least two covered parking spaces for each dwelling unit has been modified in accordance with Section 22.52.1850, which allows a reduced parking rate for one-bedroom units for qualified affordable housing projects. There shall be at least 59 guest parking spaces distributed throughout the parking structure as depicted on the approved Exhibit "A" (dated September 20, 2007) 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.

20. Pursuant to Section 1129B of the Building Code, three of the 59 guest parking spaces must be an accessible parking space for the disabled (one van-accessible). 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 spaces.

21. The subject multi-family residential development has been approved with green building design features meeting the minimum requirements to attain green building certification under the "GreenPoint-Rated" program's May 2008 "Multifamily Green Building Guidelines". Evidence of the incorporation of such design features within the project's development and construction shall be submitted to Regional Planning prior to the issuance of building permits, to the satisfaction of Regional Planning.

22. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review prior to final map approval.

23. Provide in the CC&Rs language stating that after the first dwelling unit is offered for sale, no more than 25 percent of all units sold shall be subsequently leased by their owners. In addition, provide language in the CC&Rs stating that once sold, the 22 affordable set-aside units may not be leased by their owners and that all set-aside units must be occupied by the eligible household that leases or purchases the unit.

24. 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.

25. 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.

26. State in the CC&Rs that parking of recreational vehicles and outside storage shall not be allowed within the development.

27. State in the CC&Rs that any graffiti on the subject property shall be removed within 24 hours of the occurrence.

28. Disclose in the CC&Rs information related to business operations and business hours for all adjacent non-residential uses, to include information regarding noise and other nuisances.

29. Disclose in the lease for prospective tenants information related to business operations and business hours for all adjacent non-residential uses, to include information regarding noise and other nuisances. A copy of the form of lease with such provision included shall be provided to the Regional Planning prior to issuance of certificate of occupancy.

30. The permittee or successor in interest shall enter into a covenant with the Los Angeles County Community Development Commission ("CDC") and Regional Planning to set aside 22 dwelling units for "lower income" tenants as defined in Section 22.08.090 of the County Code. The 22 units set-aside shall be distributed proportionally among the one, two, and three-bedroom units within the project, shall contain the same interior finishes and overall visual and architectural quality as non-set aside units, shall not be concentrated in one location of the building and shall be set aside for lower income tenants for a period of 30 years.

31. An affidavit shall be recorded with the Los Angeles County Recorder disclosing to the future residents information related to business operations and business hours for all adjacent non-residential uses, to include information regarding noise and other nuisances. Prior to final map approval, a draft copy of the affidavit shall be submitted to Regional Planning for review prior to recordation of the affidavit.

32. Information contained within the CC&Rs required by this permit shall not be modified in any way without prior authorization from Regional Planning.

33. All utilities shall be placed underground.

34. 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").

35. 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.

36. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00 a.m. and 7:00 p.m., and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.

37. 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.

38. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.

Conditions

39. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.

40. 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.

41. 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.

42. 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.

43. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

44. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with Los Angeles County Building and Plumbing Codes.

45. 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.

46. 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.

47. 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.

48. 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.

49. Depict in a Revised Exhibit "A" and in a landscaping plan the subject parking structure, showing multiple screening techniques used to enhance the appearance and compatibility of the parking structure with the northerly adjacent property and surrounding development. Use architectural design features and vegetation, to include "climbing vines" and/or other types of screening vegetation. Submit a Revised Exhibit "A" and landscaping plan to Regional Planning prior to building permit issuance.

50. A security fence shall be installed within the landscaped front yard setback along Vermont Avenue, which extends from the entry driveway on the north end of the Vermont Avenue frontage to the fire access gate on the south end of the Vermont Avenue frontage. The security fence shall be decorative wrought iron or similar material and shall be installed in a manner that does not create a straight line of fencing from one end to the other, shall be covered with vines or screened with other comparable vegetation, integrated with the front setback landscaping, and shall not be located at the edge of the landscaping along Vermont Avenue along the public sidewalk. The security fence design shall be included in a Revised Exhibit "A" and landscaping plan submitted to Regional Planning for review prior to building permit issuance.

51. The project shall exceed year 2005 Title 24 energy efficiency standards by at least 15 percent. Submit evidence to Regional Planning prior to the issuance of building permits demonstrating that such standards have been exceeded within the development through specific design features that have been incorporated in the project's design.

52. A permanent full-service recycling program shall be implemented for residents that will include contracting for periodic onsite collection and physical improvements such as centralized receptacles to recycle paper, plastic, glass

and metal waste products. The recycling program shall be fully maintained at all times by building management or a homeowners association. The permittee or successor in interest shall provide for the maintenance of the recycling program facilities and service in the CC&Rs, to be reviewed by Regional Planning prior to final map approval. In addition, submit further detail of the recycling program to Regional Planning prior to the issuance of building permits.

53. An information center for residents providing public transit, "para-transit", carpooling and other relevant transportation-related information shall be designated in a convenient and accessible indoor location within the development. This information center shall be maintained by building management or a homeowners association. Such maintenance shall include the routine upkeep of the facility and updating of documents and other information on a regular basis, as necessary to keep the residents informed of transit information in a timely manner. Provision for the transit information center and its maintenance shall be given in the CC&Rs. The information center program shall be included in the CC&Rs and submitted to Regional Planning for review prior to final map approval.

54. Provide the means for a basketball hoop to be located on the subject property, to be utilized by residents and guests only, as feasible so as not to reduce safety or security on the subject site. Depict the location and design of the facility on a Revised Exhibit "A" and/or landscaping plan to be reviewed by Regional Planning prior to building permit issuance.

55. 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.

    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.

Conditions

56. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated herein by this reference and made conditions of this grant. The permittee shall comply with all mitigation measures in accordance with the attached Mitigation Monitoring Program ("MMP"). After completion of the appeal period, record a covenant and agreement, and submit a copy to Regional Planning for approval, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

57. Deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigations Monitoring Reports.

FINDINGS OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES FOR VESTING TENTATIVE TRACT MAP NO. 067784

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Vesting Tentative Tract Map No. 067784 on August 13, 2008. Vesting Tentative Tract Map No. 067784 was heard concurrently with General Plan Amendment Case No. 2006-00015-(2), Zone Change Case No. 2006-00012-(2) and Conditional Use Permit Case No. 2006-00321-(2). Housing Permit Case No. 2006-00003-(2), an administrative housing permit, was discussed but not included in the public hearing.

2. The applicant, Shea Presidio Red Oak LLC, proposes to create one multi-family lot with 246 attached condominium units in one building, on 4.74 gross acres.

3. General Plan Amendment Case No. 2006-00015-(2) is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map from Category I (Major Industrial) to Category 4 (High Density Residential- Greater Than 22 Dwelling Units Per Acre).

4. Zone Change Case No. 2006-00012-(2) is a related request to change 4.31 net acres of existing M-1 (Light Manufacturing) zoning to R-4-48U-DP (Unlimited Residence- 48 Dwelling Units Per Net Acre- Development Program).

5. Conditional Use Permit Case No. 2005-00321-(2) is a related request for approval of the Development Program zone. In addition, the subject project proposes the following modifications to the R-4 zone:

    a. Modification of the maximum permitted front yard wall and fence height of 42 inches in the R-4 zone to allow up to 60 inches.

6. While the proposed front yard fence height of 60 inches exceeds the 42-inch maximum established by the R-4 zone, this fence height is requested as part of the Conditional Use Permit for the proposed development program. In accordance with the County Code, the modification is requested in order to maintain consistency with the rest of the project's exterior design and for added security measures.

7. Housing Permit Case No. 2006-00003-(2) is a related proposal for an administrative housing permit to set-aside 10 percent affordable housing for lower income households with eligibility for a 20 percent density bonus. The administrative housing permit is to be considered and approved concurrently with the related discretionary entitlements.

8. The subject property is located at 22425-22433 S. Vermont Avenue, within the Carson Zoned District and unincorporated community of West Carson.

FINDINGS

9. The rectangular "L" shaped subject property is 4.74 gross acres (4.31 net acres) in size with flat topography. The subject property is currently occupied by a 93,000 square-foot multi-use warehouse building and adjacent parking lot.

10. The project site is currently zoned M-1. The existing M-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.

11. Surrounding zoning is M-1, A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area), R-3-17U-DP (Limited Multiple Residence- 17 Dwelling Units Per Net Acre- Development Program), RPD-5,000-12DU (Residential Planned Development-5,000 Square Foot Minimum Required Lot Area- 12 Dwelling Units Per Net Acre) to the north, M-1, R-3-17U-DP and A-1 to the east, R-3-17U-DP and A-1to the south, and A-1 and RPD-5,000-12DU to the west.

12. Surrounding land uses to the east and west consist of single-family residences, townhomes, light industrial/manufacturing and warehouses. To the south are single-family residences and townhomes, and a hospital. To the north is a mobilehome park, as well as single-family residences, townhomes, light industrial/manufacturing and warehouses.

13. Primary access to the subject property is from Vermont Avenue, a 100-foot wide major highway as depicted on the Los Angeles County Master Plan of Highways.

14. The Vesting Tentative Tract Map and Exhibit "A", dated September 20, 2007, depict one multi-family lot with 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure on 4.74 gross acres. The development extends throughout the entire project site, with one connected building wrapping around an attached parking structure. The building and parking structure are bounded by a 28.5-foot wide private driveway and fire lane, except for a 140-foot-long portion of the building along the southerly project boundary which has a proposed seven-foot side yard setback. The structure varies from two to four stories in height, with a maximum height of 56 feet and three inches for the parking structure. The average height of the multi-family building ranges from 42 to 48 feet. Approximately 29 percent (or 1.28 acres) of the project site is proposed as open space and recreational area, to include a swimming pool, landscaping, courtyards, water fountains and planters. Primary access will be gated at the main project entrance along Vermont Avenue, with two additional separate gated emergency access driveways: one on Vermont Avenue, to the south of the main entrance and another at the termination of 225th Street at the rear of the subject property. The existing industrial-warehouse structure, along with the surface parking lot, is proposed to be demolished. Approximately 56,000 cubic yards of cut and fill grading is proposed, with 16,400 cubic yards of earthwork to be imported from offsite. There are no Oak trees on the subject property.

15. The subject property is located within the Major Industrial land use category of the General Plan. A General Plan Amendment to Category 4 is proposed, allowing a

density greater than 22 dwelling units per gross acre on the project site. The density of the proposed residential development is 43.5 dwelling units per gross acre. A density analysis submitted by the applicant showed the surrounding density to be 11.2 dwelling units per gross acre. Based on the density analysis, the proposed density is incompatible with the surrounding community. However, the proposed residential use is consistent with the prevailing development trends within the community, which have been transitioning from industrial to residential land uses.

16. The subject project proposes one continuous attached structure to cover more than 80 percent of the buildable area of the project site. There are no residential developments in the surrounding area that are comparable in mass to the proposed structure. The surrounding residences consist entirely of detached single-family dwelling units and townhomes. Based on the surrounding development, the proposed building mass is incompatible with the surrounding community. However, the overall design of the proposed development, along with the quality and quantity of open space and recreational areas within the development, compensates for the large building mass of the structure. Urban open space is supported by the General Plan as aiding in reducing the "urban heat island effect" and providing convenient access to open space and recreational areas. Furthermore, the building height, building "step-backs" and yard setbacks of the proposed development comply with the R-4 zoning, and the proposed building "step-backs" and yard setbacks increase the project's compatibility with the surrounding area.

17. The subject project proposes to convert the existing industrial land use and zoning to high-density residential. This conversion includes the removal of existing industrial development and employment, and the elimination of existing industrial land uses and zoning. The proposal to convert the land to a residential use is inconsistent with the economic development goals and policies of the General Plan. However, the proposed residential use is consistent and compatible with the surrounding community, which has been transitioning from industrial to residential land uses.

18. Based on the analysis, the central aspect of the project is the proposal for residential infill development in an older urbanized area in need of revitalization. This is based on an understanding of the age, quality and type of development currently existing in the local area and the General Plan's emphasis on supporting and promoting infill development in the County. The proposal for infill development fulfills several important goals of the General Plan, including urban revitalization, use of existing infrastructure and services, and preservation of open space and natural resources in suburban and rural areas where development would otherwise occur. It was determined that the location of development is a key project factor in overriding other factors such as project density, building mass and loss of industrial land use base and employment.

19. The subject project proposes to set-aside 10 percent of the residential units (or 22 units) as affordable housing for lower-income households, to receive a density bonus of 40 dwelling units. The proposal for affordable housing, combined with the urban infill location, promotes General Plan goals and policies to supply affordable

housing in locations that have convenient access to existing employment, public transit, community facilities and other services.

20. The subject project has been designed to meet green building certification standards. The proposal for green building promotes General Plan goals to conserve energy and natural resources. Furthermore, the proposal for green building is consistent with ongoing County efforts to respond to State laws and policies regarding climate change.

21. Based on evaluation of the above facts, the proposed development is consistent with the General Plan.

22. At the time of writing, 15 items of correspondence have been received, to include 12 letters of support, one letter in opposition, one letter with concerns regarding the proposed development, and a letter from the County Sanitation Districts of Los Angeles County. The letters of support indicate reasons for support such as the removal of the existing building as a benefit to the community, the new development enhancing the community and supporting local businesses ("stimulating the economy"), increase in compatibility with surrounding development, need for additional housing, increase in local community activity, increase in local revenue, utilizing green building principles and lack of compatibility of the existing industrial building.

    The letter in opposition and letter of concern are from the same resident. Earlier, the resident opposed the project based on the number of units and size of the structure, but in the subsequent letter the opposition to the project was removed while still stating concerns relating to the height of the building and traffic impacts.

    The letter from the Sanitation District indicates that a public hearing notice has been received for the proposed development. The Sanitation District offered comments regarding wastewater flow rates and connection fees for wastewater discharge.

23. During the August 13, 2008 Commission public hearing, the Commission heard a presentation from staff and the applicant's representative. The applicant's representative also provided additional exhibits to the Commission for reference during the presentation. Testimony was heard from six persons, including four residents, one local business owner and one property owner in the nearby area. Two persons supported the project, while the other four persons expressed some concerns while not formally opposing the proposed development. One testifier, a local business owner, who owns a bakery located directly to the north of the subject property, stated that he does not want the bakery operations to negatively impact the future tenants of the subject project. He also stated that the bakery's driveway is located adjacent to the proposed driveway of the subject project, and wanted to be reassured that there would be no access conflicts. Another testifier requested that the developer use local construction workers and "train apprentices". This testifier also voiced concerns that the proposed multi-family units would be too costly for the community. Lastly, two testifiers, both nearby residents, expressed concerns about

maintaining the privacy of adjacent single-family residences as existing public walkways adjacent to the development become more frequently utilized.

24. During the August 13, 2008 Commission public hearing, the Commission discussed the proposed development. The Commission had the following concerns: the fair distribution of affordable housing units within the development; a limit to the number of units that can be leased ("sublet") by future condominium unit owners; visual impact of the project's front yard fencing; sufficient disclosure to future tenants of adjacent non-residential uses; adequate screening of the five-story parking structure; and additional recreational facilities within the development.

    Regarding the fair distribution of affordable units, the Commission stated that the units should be evenly distributed throughout the building, and also be evenly distributed among one, two and three bedroom unit types. The Commission stated that fair distribution of the affordable units is to be ensured through the required covenant and agreement for the administrative affordable housing permit, and through the project's Conditions Covenants and Restrictions ("CC&Rs").

    The Commission was concerned that the proposed condominium development would gradually become a poorly-maintained apartment complex over time. To help avoid this outcome, the Commission decided that a limit to the number of condominium units to be sold and then owner-leased (or "sublet") should be imposed. The Commission stated that no more than 25 percent of the total number of "ownership" units (or those units purchased and individually owned) may subsequently be leased or "sublet" by the owner.

    The Commission stated that the proposed front yard fence should be set-back from the public sidewalk, should be screened with vegetation, and should be designed in a "broken" or "offset" configuration integrated with the front yard landscaping to help avoid a negative visual impact caused by a monotonous straight line of fencing.

    The Commission was concerned that future tenants of the condominium development would not be properly notified of the surrounding non-residential land uses, to include the bakery existing directly to the north of the subject property. To ensure notification, the Commission stated that adjacent non-residential uses shall be disclosed in a recorded covenant, in the project's CC&Rs and in the tenant's lease agreement.

    To adequately screen views of the five-story parking structure located on the northerly side of the project site, the Commission stated that "multiple screening techniques" should be used, to include architectural design features, landscaping/vegetation and any other reasonable methods necessary to reduce the long-term visual impacts of the parking structure.

    Finally, the Commission asked if additional outdoor recreational facilities (a "basketball hoop") could be provided within the development, as feasible, so long as such facilities do not diminish the safety and security of the residents and guests.

FINDINGS

25. During the August 13, 2008 Commission public hearing, after hearing all testimony, the Commission closed the public hearing and adopted the Mitigated Negative Declaration; approved Vesting Tentative Tract Map No. 067784, Conditional Use Permit Case No. 2005-00152-(2) and Housing Permit No. 2006-00003-(2); and recommended to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 2006-00015-(2), and adoption of Zone Change Case No. 2006-00012-(2).

26. The project design is required to comply with the standards of the proposed R-4-48U-DP zone. Multi-family residences are permitted in this zone pursuant to Section 22.20.340 of the Los Angeles County Code ("County Code") (Zoning Ordinance).

27. The proposed use is subject to the development standards and requirements applicable to the R-4-48U-DP zone, as set forth in Sections 22.20.340 through 22.20.400 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.

28. 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, diversity and affordability of housing, and promotes the efficient use of existing public services and infrastructure by locating new development within an urbanized area.

29. 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.

30. 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.

31. 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.

32. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.

33. 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.

34. 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.

35. 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.

36. This 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.

37. 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 less than significant effects with project mitigation for noise, air quality, traffic and emergency services. Based on the Initial Study and project revisions, a Mitigated Negative Declaration ("MND") has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program ("MMP").

38. After consideration of the attached MND and MMP 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 MND reflects the independent judgment and analysis of the Commission, and adopts the MND and attached MMP.

39. 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.

40. 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, 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.

THEREFORE, in view of the findings of fact and conclusions presented above, Vesting Tentative Tract Map No. 067784 is **approved**, subject to the attached conditions established by the Commission and recommended by the Los Angeles County Subdivision Committee.

DEPARTMENT OF REGIONAL PLANNING **Map Date: Sept. 20, 2007**
VESTING TENTATIVE TRACT MAP NO. 067784 **Exhibit Map Date: Sept. 20, 2007**

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-4-48U-DP (Unlimited Residential- 48 Dwelling Units Per Net Acre- Development Program) zone. Also, conform to the requirements of Conditional Use Permit Case No. 2006-00321-(2) and the Mitigation Monitoring Program ("MMP").

2. Recordation of the final map is contingent upon approval of General Plan Amendment Case No. 2006-00015-(2) and adoption of Zone Change Case No. 2006-00012-(2) by the Los Angeles County Board of Supervisors ("Board").

3. Administrative approval of the associated Housing Permit Case No. 2006-00003-(2) by the Los Angeles County Regional Planning Commission ("Commission") is contingent upon approval of General Plan Amendment Case No. 2006-00015-(2) and Zone Change Case No. 2006-00012-(2) by the Board.

4. Label the interior driveways as "Private Driveway and Fire Lane" on the final map.

5. 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 September 20, 2007, to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Fire Department.

6. 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.

7. Provide in the CC&Rs language stating that after the first dwelling unit is offered for sale, no more than 25 percent of all units sold shall be subsequently leased by their owners. In addition, provide language in the CC&Rs stating that once sold, the 22 affordable set-aside units may not be leased by their owners and that all set-aside units must be occupied by the eligible household that leases or purchases the unit.

8. 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.

9. 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.

10. Disclose in the CC&Rs information related to business operations and business hours for all adjacent non-residential uses, to include information regarding noise and other nuisances.

11. Disclose in the lease for prospective tenants information related to business operations and business hours for all adjacent non-residential uses, to include information regarding noise and other nuisances. A copy of the form of lease with such provision included shall be provided to the Regional Planning prior to issuance of certificate of occupancy.

12. The subject multi-family residential development has been approved with green building design features meeting the minimum requirements to attain green building certification under the "GreenPoint-Rated" program's May 2008 "Multifamily Green Building Guidelines". Evidence of the incorporation of such design features within the project's development and construction shall be submitted to Regional Planning prior to the issuance of building permits, to the satisfaction of Regional Planning.

13. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit Map, dated September 20, 2007.

14. The subdivider or successor in interest shall enter into a covenant with the Los Angeles County Community Development Commission ("CDC") and Regional Planning to set aside 22 dwelling units for "lower income" tenants as defined in Section 22.08.090 of the County Code. The 22 units set-aside shall be distributed proportionally among the 1, 2, and 3 bedroom units in the project, shall contain the same interior finishes and overall visual and architectural quality as non-set aside units, shall not be concentrated in one location of the building and shall be set aside for lower income tenants for a period of 30 years.

15. An affidavit shall be recorded with the Los Angeles County Recorder disclosing to the future residents information related to business operations and business hours for all adjacent non-residential uses, to include information regarding noise and other nuisances. Prior to final map approval, a draft copy of the affidavit shall be submitted to Regional Planning for review prior to recordation of the affidavit.

16. 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 246 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.

17. Remove all existing structures on the subject property. Submit a copy of a

demolition permit or other proof of removal prior to final map approval.

18. The subdivider or successor in interest shall plant at least 38 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.

19. Depict in a Revised Exhibit "A" and in a landscaping plan the subject parking structure, showing multiple screening techniques used to enhance the appearance and compatibility of the parking structure with the northerly adjacent property and surrounding development. Use architectural design features and vegetation, to include "climbing vines" and/or other types of screening vegetation. Submit a Revised Exhibit "A" and landscaping plan to Regional Planning prior to building permit issuance.

20. A security fence shall be installed within the landscaped front yard setback along Vermont Avenue, which extends from the entry driveway on the north end of the Vermont Avenue frontage to the fire access gate on the south end of the Vermont Avenue frontage. The security fence shall be decorative wrought iron or similar material and shall be installed in a manner that does not create a straight line of fencing from one end to the other, shall be covered with vines or screened with other comparable vegetation, integrated with the front setback landscaping, and shall not be located at the edge of the landscaping along Vermont Avenue along the public sidewalk. The security fence design shall be included in a landscaping plan to be reviewed by Regional Planning prior to final map approval.

21. The project shall exceed year 2005 Title 24 energy efficiency standards currently in effect by at least 15 percent. Submit evidence to Regional Planning prior to the issuance of building permits demonstrating that such standards have been exceeded within the development through specific design features that have been incorporated in the project's design.

22. A permanent full-service recycling program shall be implemented for residents that will include contracting for periodic onsite collection and physical improvements such as centralized receptacles to recycle paper, plastic, glass and metal waste products. The recycling program shall be fully maintained at all times by building management or a homeowners association. The subdivider or successor in interest shall provide for the maintenance of the recycling program facilities and service in the CC&Rs, to be reviewed by Regional Planning prior to final map approval. In addition, submit further detail of the recycling program to Regional Planning prior to the issuance of building permits.

23. An information center for residents providing public transit, "para-transit", carpooling and other relevant transportation-related information shall be designated in a convenient and accessible indoor location within the development. This information center shall be maintained by building management or a homeowners association. Such maintenance shall include the routine upkeep of the facility and updating of documents and other information on a regular basis, as necessary to keep the residents informed of transit information in a timely manner. Provision for the transit information center and its maintenance shall be given in the CC&Rs. The information center program shall be included in the CC&Rs and submitted to Regional Planning for review prior to final map approval.

24. Provide the means for a basketball hoop to be located on the subject property, to be utilized by residents and guests only, as feasible so as not to reduce safety or security on the subject site. Depict the location and design of the facility in a Revised Exhibit "A" and/or landscaping plan to be reviewed by Regional Planning prior to building permit issuance.

25. Within five days of the tentative map approval date, remit processing fees (currently $1,926.75) 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.

26. Within 30 days of the tentative map approval, as provided in the MMP, deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.

27. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of this project. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Plan. Record a covenant and agreement, and submit a draft copy to Regional Planning for approval prior to recordation, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project.

28. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to Regional Planning. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

29. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee (currently $196,062.00) to the Los Angeles County

Librarian prior to issuance of any building permit and provide proof of payment to Regional Planning.

30. No grading permit may be issued prior to final map recordation unless otherwise authorized by the Director of Regional Planning.

31. The subdivider 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 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.

32. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider 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 attached MMP, 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.

TENTATIVE MAP DATED 09-20-2007
EXHIBIT MAP DATED 09-20-2007
APPLICATION DATED 07-01-2008
EASEMENT INFORMATION MAP DATED 07-14-2008

The following reports consisting of 12 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.

7. 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.

8. Place standard condominium notes on the final map to the satisfaction of Public Works.

9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.

10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.

11. Quitclaim or relocate easements running through proposed structures.

12. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.

13. 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.

14. 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.

15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

16. 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

Sheet 1 of 1

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

EASEMENT INFORMATION MAP DATED 07/14/08

TENTATIVE TRACT MAP 67784
SUBDIVIDER Shea Presidio Red Oak, LLC
ENGINEER Alliance
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED 7/1/08 (Revised application)
LOCATION Torrance
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE ---
REPORT DATE ---

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 _____ Reviewed by _____ Date 7/17/08
Geir Mathisen

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey
P:\gmepub\Geology_Review\Geir\Review Sheets\District 1.0 (Firestone)\Tracts\67784, TM4 APP.doc

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

DISTRIBUTION:
___ Drainage
___ Grading
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Tentative Tract Map 67784
Location Vermont Avenue, Harbor City
Developer/Owner Shea Presidio Red Oak, LLC
Engineer/Architect Alliance
Soils Engineer ---
Geologist ---

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 9/20/07 (rev.)
Revised Application Dated by Regional Planning 7/1/08
Previous Review Sheet Dated 10/29/07

ACTION:

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

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of **"Manual for Preparation of Geotechnical Reports"** prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: ***http://ladpw.org/gmed/manual.pdf***
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

REGISTERED PROFESSIONAL ENGINEER
JEREMY WAN
NO. C67563
EXP. 6/30/09
CIVIL
STATE OF CALIFORNIA

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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT NO. 067784
EXHIBIT MAP DATED 09-20-07
INFORMATION MAP DATE 07-14-08

TENTATIVE MAP DATED 09-20-2007
APPLICATION DATE 07-01-08

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. 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:

2. 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.

3. Provide a draft copy of the CC&Rs

Name Aman Ahmad Date 08/13/08 Phone (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
TRACT NO. 67784 (Rev.)

TENTATIVE MAP DATED 09-20-2007
EXHIBIT MAP DATED 09-20-2007
APPLICATION DATED 07-01-2008
EASEMENT INFORMATION MAP DATED 07-14-2008

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 Vermont Avenue.

2. Restrict access on 225th Street for emergency only.

3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on 225th Street and Vermont Avenue to the satisfaction of Public Works.

4. Repair any displaced, broken, or damaged curb, gutter, pavement, and sidewalk along the property frontage on 225th Street and Vermont Avenue to the satisfaction of Public Works.

5. Construct full width sidewalk along the property frontage on Vermont Avenue to the satisfaction of Public Works.

6. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements along the property frontage on 225th Street and Vermont Avenue to the satisfaction of Public Works.

7. Comply with the following street lighting requirements:

   a. Provide street lights on concrete poles with underground wiring along the property frontage on Vermont Avenue 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 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.

8. 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.

9. Plant street trees along the property frontage on Vermont Avenue to the satisfaction of Public Works.

10. 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.

11. Comply with any additional requirements, if any, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works

12. Prepare detailed signing and striping plans (scale 1" = 40') for the roadways and intersections identified in the approved traffic study to the satisfaction of Public Works.

AHC

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 67784 (Rev.)

TENTATIVE MAP DATED 09-20-2007
EXHIBIT MAP DATED 09-20-2007
APPLICATION DATED 07-01-2008
EASEMENT INFORMATION MAP DATED 07-14-2008

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. Provide a digital copy (PDF Format) of the approved area study PC 12019AS.

3. If more than 50% of the project flows to the west or to the east, mitigation may be necessary based on the flow test measurement as stated on the approved sewer area study.

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 tentatively required, subject to review by Public Works to determine the final locations and requirements.

Prepared by Imelda Ng/Allen Ma Phone (626) 458-4921 Date 08-11-2008
tr67784s-rev3(rev'd application 07-01-08, info map 07-14-08).doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 67784 (Rev.)

TENTATIVE MAP DATED 09-20-2007
EXHIBIT MAP DATED 09-20-2007
APPLICATION DATED 07-01-2008
EASEMENT INFORMATION MAP DATED 07-14-2008

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.

PGR

Prepared by Lana Radle Phone (626) 458-4921 Date 08-11-2008

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

R.P. - Jodie

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 67784 Map Date September 20, 2007 - Ex. A

C.U.P. _____ Vicinity Map 0756B

☐ **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 is adequate as shown on the exhibit map. All gates shall be constructed per the gate details shown on the Exhibit Map.

By Inspector: Juan C. Padilla Date November 7, 2007

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 67784 Tentative Map Date September 20, 2007 - Ex. A

Revised Report YES

☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

☒ The required fire flow for public fire hydrants at this location is 3500 gallons per minute at 20 psi for a duration of 3 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☒ Fire hydrant requirements are as follows:

Install 6 public fire hydrant(s). Verify / Upgrade existing ____ public fire hydrant(s).

Install ____ private on-site fire hydrant(s).

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☒ Other location: ____

☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

☒ Additional water system requirements maybe required when this land is further subdivided and/or during the building permit process.

☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.

☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: ____

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. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date November 7, 2007

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

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # 67784	DRP Map Date: 09/20/2207	SCM Date: / /	Report Date: 10/31/2007
Park Planning Area # 21	WEST CARSON		Map Type: REV. (REV RECD)

Total Units [246] = Proposed Units [246] + Exempt Units [0]

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:	1.60
IN-LIEU FEES:	$561,054

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $561,054 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, Developer Obligations/Land Acquisitions

Supv D 2nd
October 31, 2007 08:04:54
QMB02F.FRX

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 67784	DRP Map Date:09/20/2207	SMC Date: / /	Report Date: **10/31/2007**
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)eople 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 **246** = Proposed Units **246** + Exempt Units **0**

	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	0	0.00
M.F. >= 5 Units	**2.17**	**0.0030**	**246**	**1.60**
Mobile Units	2.00	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**1.60**

Park Planning Area = **21 WEST CARSON**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.60	$350,659	**$561,054**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
			Total Provided Acre Credit:	0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
1.60	0.00	0.00	1.60	$350,659	**$561,054**

COUNTY OF LOS ANGELES
Public Health

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

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

October 30, 2007

RFS No. 07-0027781

Tract Map No. 067784

Vicinity: Torrance

Tentative Tract Map Date: September 20, 2007 (3rd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 067784** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **California Water Service Company**, a public water system, which guarantees water connection and service to each lot. The service letter from the water company has been received and approved.

2. Sewage disposal will be provided through the public sewer and public wastewater treatment facilities of the **Los Angeles County Sanitation District #5** 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

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

June 24, 2008

PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION

Project: TR067784
Case: RENV T200600246; RCUP T200600321; RPA T200600015; RZC T200600012; RHSG T200600003

The Department of Regional Planning (DRP) staff has determined that the following changes or conditions for the project are necessary to ensure that the proposed project will not cause significant impacts upon the environment.

The permittee shall deposit the sum of $3000.00 with the Department of Regional Planning within 30 days of permit approval, in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

Mitigation Measures for: **Noise**

1. Noise impacts shall be mitigated by ensuring that the interior spaces of all units do not have any noise impacts, from exterior noise sources, which would cause the interior noise levels to exceed a decibel level of 45 dBA CNEL (24CCR). This is the maximum interior noise level permitted with the windows of a unit in the closed position. Windows that lessen the severity of exterior noise impacts shall be utilized; therefore, it is required that apartment units adjacent to the neighboring bakery/loading dock area and Vermont Avenue in the northeast section of the site be provided with windows with upgraded glazing consisting of dual pane assemblies, which will provide the highest STC rating possible. The applicant should also implement additional noise insulation measures to reduce the interior noise level limit beyond the 45 dBA CNEL. In addition, these units shall also have installation of AEBs (acoustic effective barriers) on any balconies adjacent to the loading dock area of the adjacent bakery.

2. The spa and pool area in the northeast section of the project area shall also be insulated from exterior noise produced by the bakery adjacent to the site. Los Angeles County external noise standards shall not be exceeded in this area.

3. During construction, on-site workers shall follow County Noise Ordinance requirements governing working hours and construction noise. During construction, grading, and earth material hauling activities, such work shall be prohibited on any Sunday or legal holidays, and it is suggested that work be prohibited at any other time between the weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.) in order to ensure that nearby residents are not disturbed. "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon.

4. During construction, staging and delivery areas shall be located as far as feasible from existing residences.

5. To the extent feasible, deliveries shall be staged to occur from mid-morning to mid-afternoon, to take advantage of times when residential zones are less susceptible to annoyance from outside noise. Deliveries shall be coordinated by the construction contractor to reduce the potential of trucks waiting to unload for protracted periods of time.

6. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.

7. To the extent feasible, hydraulic equipment instead of pneumatic impact tools and electric powered equipment shall be used for exterior construction work.

8. Maintaining equipment in an idling mode shall be minimized. All equipment not in use longer than five minutes shall be turned off.

9. For smaller equipment (such as, air-compressors and small pumps), line powered (electric) equipment shall be used to the extent feasible.

10. If construction of pilings are required for structural building support, they shall either be drilled and cast-in-place or sonically driven.

11. Prior to the commencement of any grading or excavation operations, construction noise barriers shall be erected between the construction site and the nearest homes to the south and west of the project site.

12. Any semi-stationary piece of equipment that operates under full power for more than sixty (60) minutes per day shall have a temporary ¾ inch plywood screen if there is a direct line-of-sight to any residential bedroom window from the equipment to homes along the eastern site perimeter.

13. All compressors, air conditioning units and other noise generating equipment should be placed as far away as feasible from the nearest sensitive receptor or residential units. Air conditioning or refrigeration equipment should not exceed 55 dBA at any point on the neighboring residential property lines.

14. The property owner(s) shall disclose to all purchasers of condominium units adjacent to the existing bakery facility, opposite the northeast section of the site, of the noise produced during intermittent loading and unloading operations during the day. It shall be disclosed that the 45 dBA (24CCR) limit inside these units can only be guaranteed when the windows to the units are closed. The property management entity shall maintain a copy of this mandatory disclosure in their records for tenants to review.

Mitigation Measures for: **Air Quality**

15. All off-road diesel powered engines used during the demolition and excavation/grading phases must utilize aqueous diesel fuels.

16. The applicant must ensure that all architectural coatings used during construction are VOC rated at 75 grams/liter or less.

17. The Project Developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:

- Keep all construction equipment in proper tune in accordance with manufacturer's specifications.
- Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more than two weeks).
- Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site.)
- Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment).
- Limit truck and equipment idling time to five minutes or less.
- Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.

18. The Project Developer shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:

- Use watering to control dust generation during demolition of structures or break-up of pavement.
- Water active grading/excavation sites and unpaved surfaces at least three times daily.
- Cover stockpiles with tarps or apply non-toxic chemical soil binders.
- Sweep daily (with water sweepers) all paved parking areas and staging areas.
- Provide daily clean-up of mud and dirt carried onto paved streets from the site.

- Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
- Install wind breaks at the windward sides of construction areas.
- Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more.
- An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.

Mitigation Measures for: **Traffic**

19. The following mitigation measures shall be the sole responsibility of the project's owners/developers to ensure that the project is to be installed and operational concurrently with the installation of the curb, gutter, and the first lift of asphalt pavement, including temporary traffic detection loops if needed:

    Vermont Avenue at West 223rd Street

    South approach: One left-turn lane, two through lanes, and one right-turn lane instead of one left turn, one through, and one shared through/right-turn lane.

    East approach: Two left-turn lanes, one through lane, and one shared through/right-turn lane instead of one left-turn lane, one through lane and one shared through/right-turn lane.

    West approach: One left-turn lane, two through lanes and one right-turn lane instead of one left-turn lane, one through lane and one shared through/right-turn lane.

    Harbor Freeway (I-110) Southbound Ramp at West 223rd Street

    West approach: Two through lanes and one right-turn lane instead of one through lane and one shared through/right-turn lane.

20. With regards to mitigating traffic impacts for the following intersection within the jurisdiction of the City of Carson:

    Harbor Freeway (I-110) Northbound Ramp at West 220th Street

    East approach: One shared through/left-turn lane and one right-turn lane instead of one shared through/left-/right-turn lane.

21. With regard to the proposed mitigation measure at the intersection of Figueroa Street and the (Harbor Freeway) I-110 northbound ramps/220th Street, which is to restripe the westbound approach of 220th Street to add a lane, the applicant and/or contractor must submit a signing & striping plan to the Carson Engineering Division for review and approval, and must acquire an encroachment permit prior to conducting any work in the public right-of-way.

22. Submit six (6) sets of engineering plans to the Caltrans office for approval of all changes proposed, along with the latest and most up to date version of the project's traffic study report.

23. Submit a 40-foot scale site plan of the project showing access locations in relationship to adjacent intersections and driveways to Mr. Matthew Dubiel of County Public Work's Land Development Review Section.

Mitigation Measures for: **Emergency Services**

24. Any installed primary entrance gates shall be equipped with a radio activated opening device, to allow emergency service personnel to gain entry by simply keying their microphones.

Mitigation Measures for: **Mitigation Compliance**

25. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Planning Commission will be on the project as changed/conditioned.

Applicant [signature] property

6-25-08
Date

[ ] No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project.

Staff

Date

STAFF USE ONLY

PROJECT NUMBER: *TR 067784*

CASES:

RENV	*T200600246*
RCUP	*T200600321*
RPA	*T200600015*
RZC	*T200600012*
RHSG	*T200600003*

*** * * * INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *April 24, 2007* Staff Member: *Rudy Silvas*

Thomas Guide: *764 B7* USGS Quad: *Torrance, California*

Location: *22433 S. Vermont Ave., Torrance*

Description of Project:

The project applicant, Shea Presidio Red Oak LLC, proposes to construct a four-story, multi-family development with a total of 246 residential condominium units. The development would consist of 143 one bedroom units, 95 two-bedroom units and eight (8) three-bedroom units. With a site area of 4.39 net acres, the proposed project would have a density of 51.9 dwelling units per acre. Altogether, the proposed project would contain 214,466 square feet of usable floor area. The proposed project would also provide 431 parking spaces in a five-level above ground parking garage, its location proposed in the north-central portion of the project site. Additional amenities would include a 1,855 square-foot fitness center with a pool and a 1,027 square-foot leasing office/business center/recreation room. All onsite structures would be demolished and the existing pavement would be removed to accommodate the proposed project. Of the 246 units proposed, 22 units are to be set aside as low-income affordable units, with the remaining 224 units at market rate. A density bonus, under the new County Ordinance regulations which permit a higher density for affordable housing, has been requested by the applicant. A general plan amendment to change the existing land use category from Industrial to Category 4 - High Density Residential (22+ units/acre) is proposed. A zone change from M-1 (Light Manufacturing) to R-4-(50)U (Unlimited Residence Zone – 50 Units/Acre) is also proposed, along with a conditional use permit for the development program. The proposed height of the residential structure is 50 feet, while the proposed height of the parking structure will be up to 54 feet.

Gross Acres: *4.74 acres*

Environmental Setting:

The existing use of the site consists of a large structure for the manufacturing of aircraft parts and storage of exhibition materials. The project site is predominantly surrounded by residential land uses with some commercial and industrial uses. Single family residential uses are generally located to the west (northwest to southwest) and multiple-family residential uses are to the south. Multiple-family residential and commercial land uses are also located east of the project site across Vermont Avenue. Commercial uses are present immediately north of the project site, while to the southeast of the project site is one parcel currently occupied by mixed industrial/auto-related uses. To the south of the project site is the Pueblo Del Sol, a 2-story condominium development. Single-family residential uses are located immediately west of the project site, and extend north to 223rd Street and south to 228th Street. Vermont Avenue borders the project site on the east.

Zoning: *Light Industrial (M-1)*

General Plan: *Industrial (I)*

Community/Area wide Plan: *N/A*

Major projects in area:

PROJECT NUMBER	DESCRIPTION & STATUS
CUP/ZC 88-192, TR46494	*Located at 22322-22418 Meyler Street, Tract 46494 was proposed for one multifamily lot with 100 detached new condominiums on 5.77 acres, with conditional use permit for 67 detached condos and a zone change to allow Light Agricultural (A-1) zoned land to be rezoned to Residential Planned Development (RPD-5,000-12U) zoning, with a minimum size lot requirement of 5,000 square feet and 12 units to the acre. Tract Map 46494 was approved, and recorded on June 4, 1990. Negative declaration issued for environmental.*
IS 04-119, PM 060843	*Located at 1157 W. 225th Street, Carson, project proposed for 4 lot parcel map with one single family residence per lot. Project still pending. Negative declaration anticipated for environmental.*
PK 85-019, CUP 84-211	*Parking permit for reduced parking, and conditional use permit to add extra beds to nursing home facility at 22617 & 22711 S. Vermont Avenue. Permits approved on July 31, 1985.*
PP 47167	*Plot plan approval for a billboard located at 22433 S. Vermont Avenue*

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
- ☒ *Caltrans*

Trustee Agencies

- ☐ None
- ☐ *US Fish & Wildlife Service*
- ☐ State Fish and Game
- ☐ State Parks

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ Resource Conservation District of Santa Monica Mountains Area
- ☐ National Forest
- ☒ *SCAQMD*
- ☒ *City of Los Angeles*
- ☒ *City of Carson*
- ☒ *City of Torrance*
- ☐ *City of Lomita*
- ☐ *City of Gardena*
- ☐ *Native American Tribal Representative*
- ☒ *CHP*
- ☒ *LAUSD*

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☐ (SCAQMD) Air Quality
- ☐ Water Resources
- ☐ Metropolitan Transportation Authority (MTA)

County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ Sheriff Department
- ☒ DPW: *Land Development, Geotechnical & Materials Engineering, Watershed Management, Waterworks and Sewer Maintenance, Traffic & Lighting, Drainage & Grading*
- ☒ Fire Department: *Fire Prevention & Hazardous Materials*
- ☒ Health Department
- ☒ County Library

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	☒	☐	☐	
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☒	☐	☐	
	4. Noise	8	☐	☒	☐	*Proximity to light industrial use*
RESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☐	☒	☐	*Proximity to Freeway*
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	
SERVICES	1. Traffic/Access	16	☐	☒	☐	
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☐	☒	☐	
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop/Hous./Emp./Rec.	24	☒	☐	☐	
	5. Mandatory Findings	25	☐	☒	☐	*Cumulative traffic*

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

Development Policy Map

1. Designation: *Urban Expansion (4)*

2. ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached) Date of printout: _____

*EIRs and/or staff reports shall utilize the most current DMS information available.

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 EIR is required to analyze only the factors not previously addressed.

Reviewed by: *Rudy Silvas* Date: *12/18/07*

Approved by: *Paul McCarthy* Date: *12/18/07*

☐ This proposed project is exempt from Fish and Game CEQA filling 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.	☐	☒	☐	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Project is located apx. 3 mi. northeast of the Palos Verdes Hills Fault Zone (Active), and located apx. 1.5 mi. north of a historical epicenter of a 4.0> greater quake, but less than 5.0< quake. Source: Los Angeles County Safety Element Map (Plate 1 – Fault Rupture Hazards and Historical Seismicity; 1980).*
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)?
c.	☐	☒	☐	Is the project site located in an area having high slope instability?
d.	☐	☐	☒	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? *A total of 52,000 cubic yards of graded material will be handled for the project.*
g.	☐	☐	☒	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? *Geotechnical/soils report must be reviewed.*
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☒ **OTHER CONSIDERATIONS**

☒ Approval of Geotechnical Report by DPW

The applicant must comply with all requirements set forth by the Department of Public Works for construction engineering.

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.	☐	☒	☐	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	☐	☒	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area?
f.	☐	☒	☐	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

Comply with approved Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan for Tract No. 067784 (approved on June 28, 2007).

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.	☐	☒	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	☐	☒	☐	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.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☒	Other factors? *High density development, gated entry*

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

Comply with Mitigation Monitoring Program (MMP) for emergency services access.

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

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)? *The project is located adjacent to bakery with a loading dock area in the northeast section, and approximately 766 feet west of Interstate 110 (Harbor Freeway).*
b.	☒	☐	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *A hospital facility is located within 500 feet of the project site, south on Vermont Avenue.*
c.	☐	☐	☒	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.	☒	☐	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? *Construction related noise*
e.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☒ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Compatible Use

Comply with MMP for noise to protect residents from noise impacts associated with existing bakery, and to control construction related noise.

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.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
	☐	☒	☐	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 *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☐	☒	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? *NPDES permit required*
d.	☐	☒	☐	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.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit
☒ Plumbing Code – Ordinance No.2269
☒ Health Code – Ordinance No.7583, Chapter 5
☒ NPDES Permit Compliance (DPW)

☐ **MITIGATION MEASURES**
☐ Lot Size ☐ Project Design ☐ Compatible Use

☐ **OTHER CONSIDERATIONS**

Project construction must obtain and comply with the requirements of its National Pollutant Discharge Elimination System permit.

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.	☐	☒	☐	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.	☒	☐	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? *Proposal is for multi-family use approximately 766 feet from the I-110 (Harbor Freeway) to the east; light industrial land use abutting the subject site to the north.*
c.	☐	☐	☒	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? *Project proposes to have a five (5) level parking garage.*
d.	☐	☐	☒	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? *Project is approximately 766 feet west of the Harbor Freeway (Interstate 110); distribution warehouse located on southeast end of site; bakery/processing plant on north end of site*
e.	☐	☐	☒	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☐	☒	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	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.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Health and Safety Code – Section 40506

☒ **MITIGATION MEASURES**

☐ Project Design ☐ Air Quality Report

☒ **OTHER CONSIDERATIONS**

Comply with MMP requirements for air quality control.

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.	☐	☒	☐	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.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☐	☒	☐	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.	☐	☒	☐	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.	☐	☒	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	☐	☒	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ 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.	☐	☒	☐	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.	☐	☐	☒	Does the project site contain rock formations indicating potential paleontological resources? *Unknown paleontological resources could be encountered during the proposed project's construction phase.*
c.	☐	☒	☐	Does the project site contain known historic structures or sites?
d.	☐	☐	☒	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? *It is possible that unknown archaeological and historical resources could be encountered during the proposed project's construction phase.*
e.	☐	☐	☒	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase 1 Archaeology Report

Mitigation measures will be implemented only in the event that unknown archaeological, paleontological, and/or cultural materials are discovered during any grading or construction activity.

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.	☐	☒	☐	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.	☐	☒	☐	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.	☐	☒	☐	Other factors?

☐ MITIGATION MEASURES ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

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.	☐	☒	☐	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.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☐	☒	☐	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.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

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.	☐	☒	☐	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.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	☐	☐	☒	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *Parking structure will be up to a maximum of 54 feet in height, residential structure up to 50 feet in height (4 stories).*
e.	☐	☐	☒	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☒	☐	Other factors (e.g., grading or landform alteration)?

☒ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

Terraced design of four stories down to two stories towards western property line abutting single family residences, and use of landscaping to buffer views of the project site from off-site residential locations, are proposed.

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 - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
				Water is treated at a Joint Water Pollution Control Plant (JWPCP)
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☒ Plumbing Code – Ordinance No. 2269

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

Comply with all requirements of the Waterworks and Sewer Maintenance Division of Public Works

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.	☐	☒	☐	Could the project create capacity problems at the district level? *Project is located within the LAUSD*
b.	☐	☐	☒	Could the project create capacity problems at individual schools that will serve the project site?
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☐	☒	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Site Dedication ☐ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

Comply with Los Angeles County Library Mitigation Fee requirements

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.	☐	☐	☒	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *Nearest County Fire Station is located at 127 W. 223rd Street, in the City of Carson, part of Los Angeles County Fire Battalion No. 7, approximately 1.3 miles east of site, and nearest County Sheriff Station is located 1.75 miles northeast of site at 21356 S. Avalon Blvd., also in the City of Carson.*
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☒	☐	☐	Other factors? *Emergency access gate*

☒ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☒ Fire Mitigation Fee

Comply with all Fire and Sheriff Department requirements, comply with Emergency Services MMP requirements for access gate.

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.	☐	☒	☐	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.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	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.	☐	☒	☐	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.	☐	☒	☐	Will the project result in an inefficient use of energy resources? *Building designed in compliance with State Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations (CCR).*
b.	☐	☐	☒	Will the project result in a major change in the patterns, scale, or character of the general area or community? *Height of structures proposed shall be two stories above average height.*
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☐	☐	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.	☒	☐	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site? *Existing use for the manufacture of aircraft parts includes the use of methyl ethyl ketone (MEK), acetone, lacquer thinner, hydraulic oil and cutting oils. All fluids are stored in gallon containers and drums.*
b.	☐	☒	☐	Are any pressurized tanks to be used on-site?
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? *Hospital within 500 feet.*
d.	☐	☒	☐	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?
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	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.	☐	☒	☐	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.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES**
☐ Toxic Clean-up Plan

☒ **OTHER CONSIDERATIONS**

Comply with all requirements of hazardous materials division of Fire Dept. to remove existing structure.

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.	☒	☐	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property? *Existing land use designation is for Industrial (I)*
b.	☒	☐	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? *Existing zoning designation is for Light Manufacturing (M-1)*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☒	☐	Other? *Project would contribute to the residential development pattern to the west and south, and to the east across Vermont Avenue.*
d.	☐	☒	☐	Would the project physically divide an established community? *Project would contribute to the residential development pattern to the west and south, and to the east across Vermont Avenue.*
e.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

Only a small southern section of the industrial corridor along the west side of Vermont Avenue in this vicinity is proposed to be changed to accommodate high density residential development housing. Planned unit developments, condominiums, already exist within 500 feet of the project site.

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.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	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.	☐	☒	☐	Could the project displace existing housing, especially affordable housing? *Project would contribute to affordable housing availability.*
d.	☐	☒	☐	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☐	☒	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☒	☐	Other factors?

☐ MITIGATION MEASURES ☐ OTHER CONSIDERATIONS

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.	☐	☒	☐	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.	☐	☐	☒	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.	☐	☒	☐	*Traffic* 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

SheaProperties

130 Vantis, Aliso Viejo, CA 92656 Phone 949-389-7000

LETTER OF TRANSMITTAL

Date: July 3, 2008

TO: **Attn: Rudy Silvas**
LA County of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

SUBJECT: **Project Mitigation Measures**

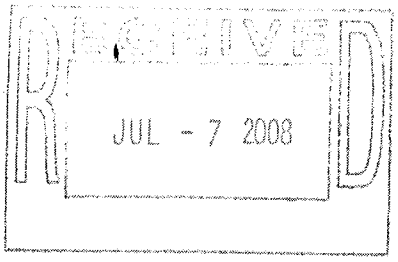
WE ARE SENDING YOU:

COPIES	DESCRIPTION
1	Original executed document

THESE ARE TRANSMITTED : For your use XX For comment For your file

Remarks:

From: Beverly Curtin
Enc.



MITIGATION MONITORING PROGRAM
PROJECT NO. TR067784, RCUP T200600321, RPA T200600015, RZC T200600012, RHSG T20060003

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Noise				
1. Noise impacts shall be mitigated by ensuring that the interior spaces of all units do not have any noise impacts, from exterior noise sources, which would cause the interior noise levels to exceed a decibel level of 45 dBA CNEL (24CCR). This is the maximum interior noise level permitted with the windows of a unit in the closed position. Windows that lessen the severity of exterior noise impacts shall be utilized; therefore, it is required that apartment units adjacent to the neighboring bakery/loading dock area and Vermont Avenue in the northeast section of the site be provided with windows with upgraded glazing consisting of dual pane assemblies, which will provide the highest STC rating possible. The applicant should also implement additional noise insulation measures to reduce the interior noise level limit beyond the 45 dBA CNEL. In addition, these units shall also have installation of AEBs (acoustic effective barriers) on any balconies adjacent to the loading dock area of the adjacent bakery. 2. The spa and pool area in the northeast section of the project area shall also be insulated from exterior noise produced by the bakery adjacent to the site. Los Angeles County external noise standards shall not be exceeded in this area. 3. During construction, on-site workers shall follow County Noise Ordinance requirements governing working hours and construction noise. During	Payment for implementation of noise mitigation measures to be paid prior to commencement of construction.	Monitoring to occur during construction.	Applicant	Los Angeles County Department of Regional Planning, Public Works, and Public Health

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
construction, grading, and earth material hauling activities, such work shall be prohibited on any Sunday or legal holidays, and it is suggested that work be prohibited at any other time between the weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.) in order to ensure that nearby residents are not disturbed. "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon. 4. During construction, staging and delivery areas shall be located as far as feasible from existing residences. 5. To the extent feasible, deliveries shall be staged to occur from mid-morning to mid-afternoon, to take advantage of times when residential zones are less susceptible to annoyance from outside noise. Deliveries shall be coordinated by the construction contractor to reduce the potential of trucks waiting to unload for protracted periods of time. 6. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process. 7. To the extent feasible, hydraulic equipment instead of pneumatic impact				

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
tools and electric powered equipment shall be used for exterior construction work. 8. Maintaining equipment in an idling mode shall be minimized. All equipment not in use longer than five minutes shall be turned off. 9. For smaller equipment (such as, air-compressors and small pumps), line powered (electric) equipment shall be used to the extent feasible. 10. If construction of pilings are required for structural building support, they shall either be drilled and cast-in-place or sonically driven. 11. Prior to the commencement of any grading or excavation operations, construction noise barriers shall be erected between the construction site and the nearest homes to the south and west of the project site. 12. Any semi-stationary piece of equipment that operates under full power for more than sixty (60) minutes per day shall have a temporary ¾ inch plywood screen if there is a direct line-of-sight to any residential bedroom window from the equipment to homes along the eastern site perimeter. 13. All compressors, air conditioning units and other noise generating equipment should be placed as far away as feasible from the nearest sensitive receptor or residential units. Air conditioning or refrigeration				

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
equipment should not exceed 55 dBA at any point on the neighboring residential property lines. 14. The property owner(s) shall disclose to all purchasers of condominium units adjacent to the existing bakery facility, opposite the northeast section of the site, of the noise produced during intermittent loading and unloading operations during the day. It shall be disclosed that the 45 dBA (24CCR) limit inside these units can only be guaranteed when the windows to the units are closed. The property management entity shall maintain a copy of this mandatory disclosure in their records for tenants to review.				
Air Quality				
15. All off-road diesel powered engines used during the demolition and excavation/grading phases must utilize aqueous diesel fuels. 16. The applicant must ensure that all architectural coatings used during construction are VOC rated at 75 grams/liter or less. 17. The Project Developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of	Payment for implementation of noise mitigation measures to be paid prior to commencement of construction.	Monitoring to occur during construction.	Applicant	Los Angeles County Department of Regional Planning, Public Works, and Public Health, SCAQMD

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
development. Examples of the types of measures currently required and recommended include the following: • Keep all construction equipment in proper tune in accordance with manufacturer's specifications. • Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more than two weeks). • Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost				

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site.) • Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). • Limit truck and equipment idling time to five minutes or less. • Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines				

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
to the extent feasible. 18. The Project Developer shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following: • Use watering to control dust generation during demolition of structures or break-up of pavement. • Water active grading/excavation sites and unpaved surfaces at least three times daily. • Cover stockpiles with tarps or apply non-toxic chemical soil binders. • Sweep daily (with water sweepers) all paved parking areas and staging areas. • Provide daily clean-up of mud and dirt carried onto paved streets from the site. • Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.				

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
• Install wind breaks at the windward sides of construction areas. • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more. • An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.				
Traffic				
19. The following mitigation measures shall be the sole responsibility of the project's owners/developers to ensure that the project is to be installed and operational concurrently with the installation of the curb, gutter, and the first lift of asphalt pavement, including temporary traffic detection loops if needed: Vermont Avenue at West 223rd Street South approach: One left-turn lane,	Payment for implementation of traffic mitigation measures to be paid prior to commencement of construction.	Monitoring to occur during construction.	Applicant	Los Angeles County Department of Regional Planning, Public Works, City of Carson and Caltrans.

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
two through lanes, and one right-turn lane instead of one left turn, one through, and one shared through/right-turn lane. East approach: Two left-turn lanes, one through lane, and one shared through/right-turn lane instead of one left-turn lane, one through lane and one shared through/right-turn lane. West approach: One left-turn lane, two through lanes and one right-turn lane instead of one left-turn lane, one through lane and one shared through/right-turn lane. <u>Harbor Freeway (I-110) Southbound Ramp at West 223rd Street</u> West approach: Two through lanes and one right-turn lane instead of one through lane and one shared through/right-turn lane. 20. With regards to mitigating traffic impacts for the following intersection within the jurisdiction of the City of Carson: <u>Harbor Freeway (I-110) Northbound Ramp at West 220th Street</u> East approach: One shared through/left-turn lane and one right-turn lane instead of one shared through/left-/right-turn lane. 21. With regard to the proposed mitigation measure at the intersection				

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
of Figueroa Street and the (Harbor Freeway) I-110 northbound ramps/220th Street, which is to restripe the westbound approach of 220th Street to add a lane, the applicant and/or contractor must submit a signing & striping plan to the Carson Engineering Division for review and approval, and must acquire an encroachment permit prior to conducting any work in the public right-of-way. 22. Submit six (6) sets of engineering plans to the Caltrans office for approval of all changes proposed, along with the latest and most up to date version of the project's traffic study report. 23. Submit a 40-foot scale site plan of the project showing access locations in relationship to adjacent intersections and driveways to Mr. Matthew Dubiel of County Public Work's Land Development Review Section.				
Emergency Services				
24. Any installed primary entrance gates shall be equipped with a radio activated opening device, to allow emergency service personnel to gain entry by simply keying their microphones.	Payment for implementation of emergency services measures to be paid prior to commencement of construction.	Monitoring to occur during scheduled maintenance or checks.	Applicant	Los Angeles County Sheriff Fire Departments
Mitigation Compliance				

MITIGATION MONITORING PROGRAM
PROJECT NO. TR067784, RCUP T200600321, RPA T200600015, RZC T200600012, RHSG T20060003

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
25. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.	Submittal and approval of annual Mitigation Compliance Report. Replenishment of Mitigation Monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Annually	Applicant	Los Angeles County Dept. of Regional Planning

SUMMARY OF PROCEEDINGS

LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION

PROJECT NO. TR067784-(2)
GENERAL PLAN AMENDMENT CASE NO. 2006-00015-(2)
ZONE CHANGE CASE NO. 2006-00012-(2)
CONDITIONAL USE PERMIT CASE NO. 2006-00321-(2)
HOUSING PERMIT CASE NO. 2006-00003-(2)
VESTING TENTATIVE TRACT MAP NO. 067784-(2)

The Los Angeles County Regional Planning Commission ("Commission") held a public hearing on August 13, 2008 for General Plan Amendment Case No. 2006-00015-(2), Zone Change Case No. 2006-00012-(2), Vesting Tentative Tract Map No. 067784, Conditional Use Permit Case No. 2006-00321-(2) and Housing Permit Case No. 2006-00003-(2). The Commission took its final action on August 13, 2008, approving the project. The project proposes to create a multi-family development of 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure on 4.74 gross acres. The project is located at 22425-22433 S. Vermont Avenue, approximately 900 feet west of Interstate 110 ("I-110") in the Carson Zoned District and unincorporated community of West Carson, within the Second Supervisorial District.

Notice of public hearing was published in the "Long Beach Press Telegram" and "La Opinion" newspapers. Additionally, notices were mailed to property owners within a 500-foot radius of the subject property as well as those individuals and organizations on the Los Angeles County Department of Regional Planning ("Regional Planning") courtesy mailing lists. Public hearing signs were posted on the subject property. Project materials, including the staff report, tentative map, Exhibit "A" and environmental documentation, were mailed to the Carson Regional Library located at 151 E. Carson Street, Carson, CA 90745-2797. Original project materials are available at Regional Planning, 320 West Temple Street, Room 1382, Los Angeles. Project materials are also posted on the Regional Planning website, http://planning.lacounty.gov/case.htm.

August 13, 2008 Public Hearing

Staff presented the project, which includes a request to amend the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan") from Category I (Major Industrial) to Category 4 (High Density Residential- Greater Than 22 Dwelling Units Per Gross Acre), a request to change 4.31 net acres of the existing M-1 (Light Manufacturing) zoning to R-4-48U-DP (Unlimited Residence-48 Dwelling Units Per Net Acre- Development Program), a vesting tentative tract map for one multi-family lot with 246 attached condominium units in one building, a Conditional Use Permit ("CUP") for the Development Program ("DP") zone including modification of front yard wall and fence height standards, and an administrative housing permit for a 20 percent density bonus (40 units) with 10

percent affordable housing (22 units) set aside for lower-income households. A Mitigated Negative Declaration ("MND") was prepared for the project in accordance with State and County California Environmental Quality ("CEQA") guidelines.

Staff's presentation was followed by a presentation by the applicant's representative and testimony from the applicant. Additionally, testimony was heard from six persons, including four residents, one local business owner and one property owner in the nearby area. Two persons supported the project, while the other four persons expressed some concerns while not formally opposing the proposed development. Testifier's concerns included the following:

- Adjacent non-residential uses: One testifier, a local business owner who owns a bakery located directly to the north of the subject property, stated that he does not want the bakery operations to negatively impact the future tenants of the subject project. He also stated that the bakery's driveway is located adjacent to the proposed driveway of the subject project, and wanted to be reassured that there would be no access conflicts.

- Local employment, housing costs: Another testifier requested that the developer use local construction workers and "train apprentices". This testifier also voiced concerns that the proposed multi-family units would be too costly for the community to afford.

- Increased pedestrian traffic and privacy: Lastly, two testifiers, both nearby residents, expressed concerns about maintaining the privacy of adjacent single-family residences as existing public walkways adjacent to the development become more frequently utilized.

The Commission discussed the proposed development and discussed the following issues:

- Fair distribution of affordable housing units within the development: The Commission stated that the 22 affordable units should be evenly distributed throughout the building, and also be evenly distributed among one, two and three bedroom unit types. The Commission stated that fair distribution of the affordable units is to be ensured through the required covenant and agreement for the administrative affordable housing permit, and through the project's Conditions Covenants and Restrictions ("CC&Rs").

- Limiting the number of units that can be leased ("sublet") by future condominium unit owners: The Commission was concerned that the proposed condominium development would gradually become a poorly-maintained apartment complex over time. To help avoid this outcome, the Commission decided that a limit to the number of condominium units to be sold and then owner-leased (or "sublet") should

be imposed. The Commission stated that no more than 25 percent of the total number of "ownership" units (or those units purchased and individually owned) may subsequently be leased or "sublet" by the owner.

- Visual impact of the project's front yard fencing: The Commission stated that the proposed front yard fence should be set-back from the public sidewalk, should be screened with vegetation, and should be designed in a "broken" or "offset" configuration integrated with the front yard landscaping to help avoid a negative visual impact caused by a monotonous straight line of fencing.

- Sufficient disclosure of adjacent non-residential uses: The Commission was concerned that future residents/tenants of the condominium development would not be properly notified of the surrounding non-residential land uses, to include the bakery existing directly to the north of the subject property. To ensure notification, the Commission stated that adjacent non-residential uses shall be disclosed in a recorded covenant, in the project's CC&Rs and in the tenant's lease agreement.

- Adequate screening of the five-story parking structure: To adequately screen views of the five-story parking structure located on the northerly side of the project site, the Commission stated that "multiple screening techniques" should be used, to include architectural design features, landscaping/vegetation and any other reasonable methods necessary to reduce the long-term visual impacts of the parking structure.

- Additional recreational facilities within the development: Finally, the Commission asked if additional outdoor recreational facilities (a "basketball hoop") could be provided within the development, as feasible, so long as such facilities do not diminish the safety and security of the residents and guests.

The Commission, after considering all the evidence, closed the public hearing and adopted the MND.

The Commission approved the CUP, vesting tentative map and housing permit, and recommended to the Board adoption of the general plan amendment and approval of the zone change.

SMT:jds
09/22/08

RPC MEETING DATE
August 13, 2008
AGENDA ITEM NO.
10 a, b, c, d, e

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: **TR067784-(2)**

CASE NO. **Vesting Tentative Tract Map No. 067784**
General Plan Amendment No. 2006-00015-(2)
Zone Change No. 2006-00012-(2)
Conditional Use Permit Case No. 2006-00321-(2)
Housing Permit Case No. 2006-00003-(2)

CONTACT PERSON: **Mr. Jodie Sackett**

- ☒ FACTUAL
- ☒ GIS-NET MAP
- ☒ THOMAS BROS. GUIDE PAGE (Identifying Subject Property)
- ☒ STAFF REPORT
- ☒ ATTACHMENT: GENERAL PLAN CONSISTENCY
- ☒ DRAFT PLAN AMENDMENT/ZONE CHANGE RESOLUTIONS
- ☒ DRAFT FINDINGS AND CONDITIONS
- ☒ ENVIRONMENTAL DOCUMENTS (MND—Initial Study, Determination, and MMP attached)
- ☒ BURDEN OF PROOF STATEMENTS (PA, ZC, CUP)
- ☒ CORRESPONDENCE
- ☒ GREEN BUILDING SUMMARY/CHECKLIST
- ☒ SUPPLEMENTAL ITEMS FROM APPLICANT (presentation booklet, neighborhood contact log)
- ☒ SITE PHOTOS
- ☒ VESTING TENTATIVE TRACT MAP AND EXHIBIT "A"
- ☒ 500' LAND USE RADIUS MAP
- ☒ BUILDING PLANS (For the Development Program)
- ☒ GENERAL PLAN AMENDMENT/ZONE CHANGE EXHIBITS

Reviewed By: Alejandria C. Baldwin

Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PROJ. NO. TR067784-(2)
VESTING TENTATIVE TRACT MAP NO. 067784
PLAN AMENDMENT CASE NO. 2006-00015-(2)
ZONE CHANGE CASE NO. 2006-00012-(2)
CUP CASE NO. 2006-00321-(2)
HOUSING PERMIT CASE NO. 2006-00003-(2)

RPC/HO MEETING DATE	CONTINUE TO
August 13, 2008	
AGENDA ITEM	
10 a, b, c, d, e	
PUBLIC HEARING DATE	
August 13, 2008	

APPLICANT	OWNER	REPRESENTATIVE
Shea Presidio Red Oak, LLC	Shea Presidio Red Oak, LLC	Alliance Land Planning

REQUEST

General Plan Amendment: Amend the General Plan from Category I (Major Industrial) to Category 4 (High Density Residential- Greater Than 22 Dwelling Units Per Gross Acre).
Zone Change: Change the existing M-1 (Light Manufacturing) zoning to R-4-48U-DP (Unlimited Residence-48 Dwelling Units Per Net Acre- Development Program).
Conditional Use Permit : For the Development Program zone.
Vesting Tentative Tract Map: To create one multi-family lot with 246 attached condominium units in one building on 4.74 gross acres.
Housing Permit: An administrative housing permit has been requested to provide 10 percent affordable housing with a density bonus of 20 percent.

LOCATION/ADDRESS	ZONED DISTRICT
22425-22433 S. Vermont Avenue	Carson
ACCESS	**COMMUNITY**
S. Vermont Avenue	West Carson
	EXISTING ZONING
	M-1 (Light Manufacturing)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
4.74 gross acres (4.31 net)	One multi-use warehouse	Rectangular	Flat

SURROUNDING LAND USES & ZONING

North: Light industrial/manufacturing, warehouse, mobile home park, single-family residences, townhomes / M-1, A-1 (Light Agricultural), R-3-17U-DP (Limited Multiple Residence- 17 Units Per Net Acre- Development Program), RPD-5,000-12DU (Residential Planned Development- 5,000 Square Foot Minimum Required Lot Area- 12 Dwelling Units Per Net Acre)	**East:** Light industrial/manufacturing, warehouse, single-family residences, townhomes/ M-1, R-3-17U-DP, A-1
South: Hospital, single-family residences, townhomes / R-3-17U-DP, A-1	**West:** Light industrial/manufacturing, warehouse, single-family residences, townhomes / A-1, RPD-5,000-12DU

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	"I" (Major Industrial); (Category 4 with Plan Amendment)	none	n/a

ENVIRONMENTAL STATUS

Mitigated Negative Declaration – Impacts reduced to less than significant/no impact with project mitigation include noise, air quality, traffic and emergency services.

DESCRIPTION OF SITE PLAN

The Vesting Tentative Tract Map and Exhibit "A", dated September 20, 2007, depicts one multi-family lot with 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure. The building and parking structure are surrounded by a 28.5-foot wide private driveway and fire lane, except for a 140-foot-long portion of the building along the southerly project boundary, which has a proposed five-foot setback from adjacent properties. The structure has a maximum height of 56 feet and three inches for the parking structure. Primary access will be gated at the main project entrance along S. Vermont Avenue, while a separate gated emergency access is available at the terminus of 225th Street at the rear of the subject property. The existing multi-use warehouse structure is proposed to be demolished. Approximately 29 percent (or 1.28 acres) of the project site is proposed as open space and recreational area, to include a swimming pool, landscaping, courtyards, water fountains and planters. Approximately 56,000 cubic yards of cut/fill grading is proposed, with 16,400 cubic yards to be imported from offsite.

KEY ISSUES

Please refer to Page 2 of this document.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
Mr. Jodie Sackett		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
August 13, 2008	August 13, 2008	Approval
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
5 (Valadez, Bellamy, Helsley, Rew, Modugno)	None	None
STAFF RECOMMENDATION (PRIOR TO HEARING)		
Approval		
SPEAKERS*	PETITIONS	LETTERS
(O) 4 (F) 2	(O) 0 (F) 0	(O) 2 (F) 13

**(O) = Opponents (F) = In Favor*

Case No. TR067784-(2)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL ☐ DENIAL

☐ No improvements ____ 20 Acre Lots ____ 10 Acre Lots ____ 2½ Acre Lots ____ Sect 191.2

☒ Street improvements __X__ Paving __X__ Curbs and Gutters __X__ Street Lights

__X__ Street Trees __X__ Traffic Signal(s) __X__ Sidewalks __X__ Off Site Paving (Normandie Ave.—City of L.A.)

☒ Water Mains and Hydrants ☒ Underground Utilities

☒ Drainage Facilities (SUSMP)

☒ Sewer

☒ Park Dedication "In-Lieu Fee"

KEY ISSUES

1) Land Use Conversion: A General Plan Amendment and Zone Change are proposed to convert the existing industrial land use and zoning to high-density residential. Preservation of the employment base and industrial lands are goals of the General Plan. The subject project proposes to eliminate the existing industrial jobs and industrial land use.

2) Urban Development and Affordable Housing: The proposed development will add 246 new residential units at an urban infill location, conserving natural resources and helping to revitalize the community. There are 22 units of affordable housing proposed with an administrative housing permit, in a convenient location accessible to existing jobs and services.

3) Development Density and Building Mass: The project proposes a density of 43.5dwelling units per gross acre. A density analysis submitted by the applicant shows the surrounding development density to be 11.2 dwelling units per acre, identifying the proposed project density as incompatible. In addition, one continuous attached structure is proposed to cover the project site, identifying the project's building mass as incompatible with the surrounding single-family residences and townhomes.

4) Green Building: The proposed development meets the criteria to become green building certified.

Prepared by: Mr. Jodie Sackett

Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433
PROJ. NO. TR067784-(2)
VESTING TENTATIVE TRACT MAP NO. 067784
PLAN AMENDMENT CASE NO. 2006-00015-(2)
ZONE CHANGE CASE NO. 2006-00012-(2)
CUP CASE NO. 2006-00321-(2)
HOUSING PERMIT CASE NO. 2006-00003-(2)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM TBD	
PUBLIC HEARING DATE August 13, 2008	

APPLICANT	OWNER	REPRESENTATIVE
Shea Presidio Red Oak, LLC	Shea Presidio Red Oak, LLC	Alliance Land Planning

REQUEST

General Plan Amendment: Amend the General Plan from Category I (Major Industrial) to Category 4 (High Density Residential- Greater Than 22 Dwelling Units Per Gross Acre).
Zone Change: Change the existing M-1 (Light Manufacturing) zoning to R-4-48U-DP (Unlimited Residence-48 Dwelling Units Per Net Acre- Development Program).
Conditional Use Permit : For the Development Program zone.
Vesting Tentative Tract Map: To create one multi-family lot with 246 attached condominium units in one building on 4.74 gross acres.
Housing Permit: An administrative housing permit has been requested to provide 10 percent affordable housing with a density bonus of 20 percent.

LOCATION/ADDRESS	ZONED DISTRICT
22425-22433 S. Vermont Avenue	Carson
	COMMUNITY: West Carson
ACCESS: S. Vermont Avenue	EXISTING ZONING: M-1 (Light Manufacturing)

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
4.74 gross acres (4.31 net)	One multi-use warehouse	Rectangular	Flat

SURROUNDING LAND USES & ZONING

North: Light industrial/manufacturing, warehouse, mobile home park, single-family residences, townhomes / M-1, A-1 (Light Agricultural), R-3-17U-DP (Limited Multiple Residence- 17 Units Per Net Acre- Development Program), RPD-5,000-12DU (Residential Planned Development- 5,000 Square Foot Minimum Required Lot Area- 12 Dwelling Units Per Net Acre)	**East:** Light industrial/manufacturing, warehouse, single-family residences, townhomes/ M-1, R-3-17U-DP, A-1
South: Hospital, single-family residences, townhomes / R-3-17U-DP, A-1	**West:** Light industrial/manufacturing, warehouse, single-family residences, townhomes / A-1, RPD-5,000-12DU

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	"I" (Major Industrial); (Category 4 with Plan Amendment)	none	n/a

ENVIRONMENTAL STATUS

Mitigated Negative Declaration – Impacts reduced to less than significant/no impact with project mitigation include noise, air quality, traffic and emergency services.

DESCRIPTION OF SITE PLAN

The Vesting Tentative Tract Map and Exhibit "A", dated September 20, 2007, depicts one multi-family lot with 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure. The building and parking structure are surrounded by a 28.5-foot wide private driveway and fire lane, except for a 140-foot-long portion of the building along the southerly project boundary, which has a proposed five-foot setback from adjacent properties. The structure has a maximum height of 56 feet and three inches for the parking structure. Primary access will be gated at the main project entrance along S. Vermont Avenue, while a separate gated emergency access is available at the terminus of 225th Street at the rear of the subject property. The existing multi-use warehouse structure is proposed to be demolished. Approximately 29 percent (or 1.28 acres) of the project site is proposed as open space and recreational area, to include a swimming pool, landscaping, courtyards, water fountains and planters. Approximately 56,000 cubic yards of cut/fill grading is proposed, with 16,400 cubic yards to be imported from offsite.

KEY ISSUES

Please refer to Page 2 of this document.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL ☐ DENIAL

☐ No improvements	____ 20 Acre Lots	____ 10 Acre Lots	____ 2½ Acre Lots	____Sect 191.2
☒ Street improvements	__X__ Paving	__X__ Curbs and Gutters	__X__ Street Lights	
__X__ Street Trees	__X__ Traffic Signal(s)	__X__ Sidewalks	__X__ Off Site Paving (Normandie Ave.—City of L.A.)	

☒ Water Mains and Hydrants ☒ Underground Utilities

☒ Drainage Facilities (SUSMP)

☒ Sewer

☒ Park Dedication "In-Lieu Fee"

KEY ISSUES

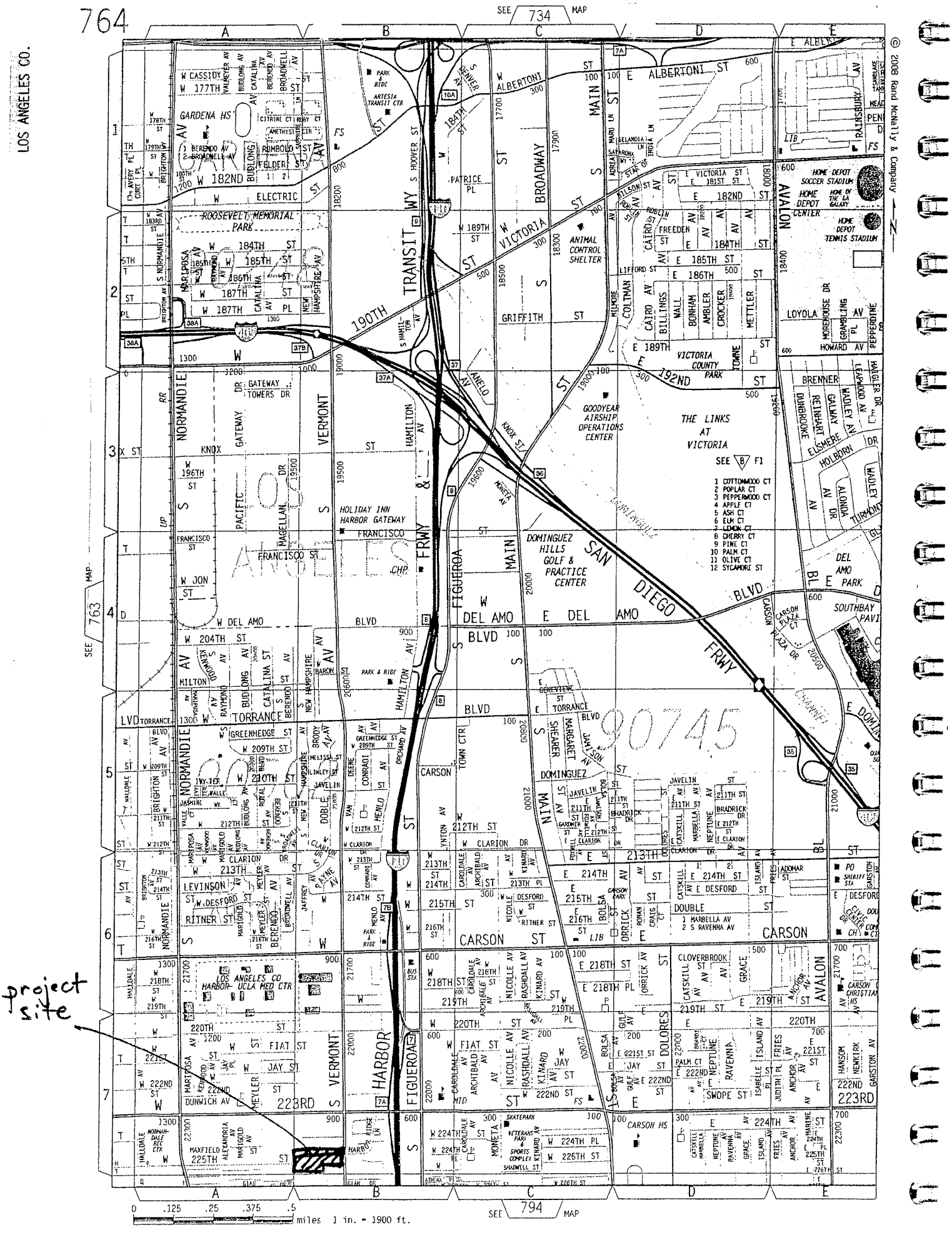
1) Land Use Conversion: A General Plan Amendment and Zone Change are proposed to convert the existing industrial land use and zoning to high-density residential. Preservation of the employment base and industrial lands are goals of the General Plan. The subject project proposes to eliminate the existing industrial jobs and industrial land use.

2) Urban Development and Affordable Housing: The proposed development will add 246 new residential units at an urban infill location, conserving natural resources and helping to revitalize the community. There are 22 units of affordable housing proposed with an administrative housing permit, in a convenient location accessible to existing jobs and services.

3) Development Density and Building Mass: The project proposes a density of 43.5dwelling units per gross acre. A density analysis submitted by the applicant shows the surrounding development density to be 11.2 dwelling units per acre, identifying the proposed project density as incompatible. In addition, one continuous attached structure is proposed to cover the project site, identifying the project's building mass as incompatible with the surrounding single-family residences and townhomes.

4) Green Building: The proposed development meets the criteria to become green building certified.

Prepared by: Mr. Jodie Sackett


764
LOS ANGELES CO.
SEE 734 MAP
SEE 763 MAP
SEE 794 MAP
© 2008 Rand McNally & Company
project site
GARDENA HS
ROOSEVELT MEMORIAL PARK
ANIMAL CONTROL SHELTER
VICTORIA COUNTY PARK
GOODYEAR AIRSHIP OPERATIONS CENTER
THE LINKS AT VICTORIA
DOMINGUEZ HILLS GOLF & PRACTICE CENTER
HOLIDAY INN HARBOR GATEWAY
LOS ANGELES CO HARBOR-UCLA MED CTR
CARSON HS
DEL AMO PARK
SOUTHBAY PAVI
HOME DEPOT SOCCER STADIUM
HOME DEPOT CENTER
HOME DEPOT TENNIS STADIUM
LOYOLA
HOWARD
BRENNER
ELSMERE
HOLBORN
DR
1 COTTONWOOD CT
2 POPLAR CT
3 PEPPERWOOD CT
4 APPLE CT
5 ASH CT
6 ELM CT
7 LOCUST CT
8 CHERRY CT
9 PINE CT
10 PALM CT
11 OLIVE CT
12 SYCAMORE ST
1 MARBELLA AV
2 S RAVENNA AV
SEE 8 F1
90745
0 .125 .25 .375 .5 miles 1 in. = 1900 ft.

PROJECT NO. TR067784-(2)
VESTING TENTATIVE TRACT MAP NO. 067784-(2)
GENERAL PLAN AMENDMENT CASE NO. 2006-00015-(2)
ZONE CHANGE CASE NO. 2006-00012-(2)
CONDITIONAL USE PERMIT CASE NO. 2006-00321-(2)
HOUSING PERMIT CASE NO. 2006-00003-(2)

STAFF ANALYSIS

AUGUST 13, 2008
REGIONAL PLANNING COMMISSION PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Shea Presidio Red Oak LLC, proposes to create a multi-family development of 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure on 4.74 gross acres. The subject property is currently occupied by a 93,000-square foot multiple-use industrial building with surface parking. The site is located at 22425-22433 S. Vermont Avenue, approximately 900 feet west of Interstate 110 ("I-110") in the Carson Zoned District. The subject project has been issued a Mitigated Negative Declaration ("MND"), as it has been determined to not have a significant effect on the environment with project mitigation.

This applicant has filed an associated administrative housing permit (i.e., not subject to a public hearing) for a density bonus of 20 percent (41 units), with an affordable housing set-aside of 10 percent (22 units) for lower income households.

The main project issues include:

- Land Use Conversion: An Amendment to the Los Angeles County General Plan ("General Plan") and Zone Change are proposed to convert the existing industrial land use and zoning to high-density residential. Preservation of the employment base and industrial lands are goals of the General Plan. The subject project proposes to eliminate existing industrial jobs and industrial land use.

- Urban Development and Affordable Housing: The proposed development will add 246 new units at an urban infill location, conserving natural resources and revitalizing the community. Affordable housing is proposed in a convenient location accessible to existing jobs and services.

- Development Density and Building Mass: The project proposes a density of 43.5 dwelling units per gross acre. A density analysis submitted by the applicant shows the surrounding development density to be 11.2 dwelling units per acre, identifying the proposed project density as incompatible. In addition, one attached structure is proposed to cover a large portion of the project site, identifying the project's building mass as incompatible with the surrounding single-family residences and townhomes.

- Green Building: The proposed development incorporates several green building components, meeting the criteria to become green building certified.

DESCRIPTION OF PROJECT PROPERTY

Location: The subject property is located at 22425-22433 S. Vermont Avenue, within the Carson Zoned District and unincorporated community of West Carson.

Physical Features: The subject property is 4.74 gross (4.31 net) acres in size. It has a rectangular "L" shape with level topography. The subject property is currently occupied by a 93,000-square foot multiple-use industrial warehouse building with surface parking.

Access: The proposed multi-family lot gains access directly from S. Vermont Avenue, a 100-foot wide Major Highway as depicted on the Los Angeles County Master Plan of Highways, with the residents and guests utilizing an interior 28.5 foot-wide private driveway and fire lane connected to Vermont. The private driveway and fire lane will have an additional gated entry at the terminus of 225th Street, located to the west of the subject property, for emergency access only. An additional 28.5 foot-wide gated private driveway and fire lane is proposed for emergency access only from S. Vermont Avenue.

Services: Potable water will be supplied through the California Water Service Company, a public water system, which provides water connection and service to all lots. Sewage disposal will be provided by the existing public sewer and wastewater treatment facility of the Los Angeles County Sanitation District. In addition, there are eight schools, three parks and three bus routes located within one-half mile of the project site. An additional two parks, two libraries, two bus lines and a fire station are located within one mile of the subject property.

ENTITLEMENTS REQUESTED

General Plan Amendment Case No. 2006-00015-(2) : The applicant is requesting to amend the General Plan from Category I (Major Industrial) to Category 4 (High Density Residential- Greater Than 22 Dwelling Units Per Gross Acre).

Zone Change Case No. 2006-00012-(2): The applicant is requesting to change the existing M-1 (Light Manufacturing) zoning to R-4-48U-DP (Unlimited Residence-48 Dwelling Units Per Net Acre-Development Program).

Conditional Use Permit Case No. 2005-00321-(2): The applicant is requesting approval of the Conditional Use Permit ("CUP") for the Development Program ("DP") zone and a modification of front yard wall and fence height standards.

Vesting Tentative Tract Map No. 067784: The applicant is requesting a subdivision to create one multi-family lot with 246 attached condominium units in one building.

Housing Permit No. 2006-00003-(2): An administrative housing permit is proposed, for a 20 percent density bonus (40 units) with 10 percent affordable housing (22 units) set aside for lower-income

households. The Housing Permit is subject to a Director's Review subsequent to approval of the Plan Amendment.

EXISTING ZONING

The project site is zoned M-1. The surrounding areas within a 500-foot radius are zoned the following:

- North: M-1, A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area), R-3-17U-DP (Limited Multiple Residence- 17 Dwelling Units Per Net Acre- Development Program), RPD-5,000-12DU (Residential Planned Development- 5,000 Square Foot Minimum Required Lot Area- 12 Dwelling Units Per Net Acre)
- East: M-1, R-3-17U-DP, A-1
- South: R-3-17U-DP, A-1
- West: A-1, RPD-5,000-12DU

EXISTING LAND USES

The subject property is currently occupied by a 93,000-square foot multiple-use industrial building with surface parking. Surrounding uses within a 500-foot radius include the following:

- North: Light industrial/manufacturing, warehouse, mobile home park, single-family residences, townhomes
- East: Light industrial/manufacturing, warehouse, single-family residences, townhomes
- South: Hospital, single-family residences, townhomes
- West: Light industrial/manufacturing, warehouse, single-family residences, townhomes

PREVIOUS CASE/ZONING HISTORY

I. PREVIOUS CASES

Certificate of Compliance No. 01-034: A Certificate of Compliance was recorded over the subject property on April 5, 2001, except for the portion identified as Parcel No. 3 depicted on the Vesting Tentative Tract Map.

Plot Plan No. 47167: The subject property was approved for a billboard in 2001.

Plot Plan No. 13097: The subject property was approved for a manufacturing building in 1968, and later plot plan amendments were approved for a building addition (1969), loading dock (1986) and a new use/structure for trucking activity (1988).

Zoning Exception Case No. 6486: No information is available.

Tract Map No. 3239: The subject property was originally subdivided into a portion of Lot No. 48 of Tract Map No. 3239, recorded on June 13, 1919.

II. ZONING HISTORY

The existing M-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.

PROJECT DESCRIPTION

The Vesting Tentative Tract Map and Exhibit "A", dated September 20, 2007, depict one multi-family lot with 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure on 4.74 gross acres. The development extends throughout the entire project site, with one connected building surrounding an attached parking structure. The building and parking structure are bounded by a 28.5-foot wide private driveway and fire lane, except for a 140-foot-long portion of the building along the southerly project boundary, which has a proposed seven-foot side yard setback. The structure varies from two to four stories in height, with a maximum height of 56 feet and three inches for the parking structure. The average height of the multi-family building ranges from 42 to 48 feet. Approximately 29 percent (or 1.28 acres) of the project site is proposed as open space and recreational area, to include a swimming pool, landscaping, courtyards, water fountains and planters.

Primary access will be gated at the main project entrance along Vermont Avenue, with two additional separate gated emergency access driveways: one on Vermont Avenue, to the south of the main entrance; and another at the termination of 225th Street at the rear of the subject property. The existing industrial-warehouse structure, along with the surface parking lot, is proposed to be demolished and removed. There are no Oak trees existing on the subject property.

The project is designed to be constructed to green building certification standards according to the "Build It Green" GreenPoint-Rated program. Proposed green building measures include at least 50 percent recycled construction and demolition waste, pre-plumbing for solar hot water and usage of "Energy Star"-compliant appliances in each unit (dishwashers, refrigerators, washers and dryers). Please refer to the attached green building summary and checklist for a full review of the green building measures proposed.

Below is a table summarizing the project:

Table 1: Project Summary

Item	Description
Proposed development	One attached multi-family building totaling 214,000 s.f., with integrated five-story parking structure
Number of dwelling units	246 (22 affordable for lower income)
Outdoor open space/recreational area	1.28 acres (29 percent of overall project area)
Total number of parking spaces	431 (369 resident, 62 guest) (1.75 per dwelling unit with parking reduction)
Maximum structure height	56 feet 3 inches
Average building height	42 to 48 feet
Yard setbacks	Front: 15 feet; Rear: 33 feet South side: 7 to 40 feet; North side: 38 feet
Project grading (earthwork)	56,000 cubic yards (16,400 c.y. imported)
Access/Circulation	Three gated private driveways (one residence access, two emergency only access)
Utilities	All underground

GENERAL PLAN CONSISTENCY

In accordance with Section 66473.5 of the Subdivision Map Act ("Map Act") and Chapter VIII of the General Plan, proposed land divisions must be found to be consistent with the adopted General Plan. The following General Plan elements and provisions are applicable to the proposed development and are included in staff's analysis of the overall project proposal. Staff's full analysis of the project's General Plan consistency, to include specific references to General Plan goals and policy statements, is attached as Appendix A.

I. GENERAL GOALS AND POLICIES

Affordable Housing and Revitalization: To "provide more affordable homes" is one of the 14 "Needs" identified by the General Plan ("General Goals and Policies", "Needs", Page G-7). As the subject project is setting aside 22 affordable units for lower income households within the proposed development, it is contributing to the County's overall efforts to meet the needs of its residents. The project also proposes new residential development in a "transitioning" urban area of the County. The surrounding community is composed of a mix of residential and older industrial uses. The project proposes to increase the quantity of housing at a level of quality equal to or greater than the surrounding housing stock. This fact constitutes an "improvement" of the existing area and thus promotes the General Plan goal to revitalize urban areas.

Economic Development and Job Growth: The project proposes to eliminate existing manufacturing jobs to provide infill housing in an urban area with mixed, "transitional" residential-industrial uses. Implementation of this General Plan Goal involves "creating new jobs... revitalizing older industrial and commercial districts... and expanding the industrial base" ("General Goals and Policies", "General Goals", Page G-11). The project proposes to both eliminate existing jobs and not propose any use(s) that will increase the employment base of the County.

Urban Infill: Urban infill housing promotes "the efficient use of land" in "a more concentrated pattern of urban development". The proposed increase in the County's supply of housing is at an appropriate urban infill location, adds to the diversity of housing types in the surrounding area (by proposing attached condominium units in an area where only single-family detached residences and townhomes currently exist), and will include units priced at both market and affordable levels.

II. CONSERVATION AND OPEN SPACE

Resource Conservation (Open Space and Energy): The subject project is an urban infill residential development. Urban infill development at medium and high intensities promotes the conservation of the County's natural and agricultural resources by locating new development in more appropriate areas ("environmentally suitable locations") that will not diminish or eliminate natural resources located at the urban fringe and/or in undeveloped, agricultural or rural lands. Furthermore, as indicated in the attached table (see Appendix), the project meets the requirements for green building certification. As green building is increasingly being supported and used within the County to preserve natural resources and improve the quality of life for residents, staff affirms that green building should be used to meet the goals and policies of the General Plan. In addition, the proposal for green building is consistent with ongoing County efforts to respond to State policy regarding climate change.

Urban Infill: Urban infill promotes "a more prudent use of energy supplies" by locating within areas of existing capacity and promotes a reduction in the number of vehicle miles traveled per capita when compared with similarly-scaled residential developments in suburban and rural "greenfield" areas, all else being the same (see also "Environmental Resources and Natural Hazards", "Energy Resources", Page OS-10).

Open Space/Landscape Design: The subject project proposes a total of 1.28 acres (or 55,756 square feet) of open space, to include all recreational and landscaped areas within the development (excluding indoor recreational facilities). This amounts to 29 percent of the overall project site devoted to open space. Although all proposed open space is private, there are sufficient existing public open space and recreational facilities located in the surrounding area within a reasonable distance to balance the lack of project open space accessible to the public.

III. LAND USE

Project Density and Infill: A density area analysis submitted by the applicant revealed that the surrounding residential density is 11.2 dwelling units per acre. The applicant is requesting to amend the General Plan from Category I (Major Industrial) to Category 4 (High Density Residential- Greater Than 22 Dwelling Units Per Gross Acre). The proposed R-4 zone has a maximum allowable density of 50 dwelling units per net acre, which the project does not exceed. However, the proposed Land Use Category 4 does not have a maximum allowable density. The proposal for 206 "base" dwelling units (with a bonus of 40 additional units as an incentive for affordable housing), or 43.5 dwelling units per gross acre, is nearly four times greater than the average surrounding density of existing development. Given that the General Plan calls for infill densities to be "slightly higher" than the surrounding uses, and the proposed density is exceedingly higher, the proposed density is incompatible with the surrounding community.

Conversion of Industrial Lands: The project proposes to eliminate 4.31 net acres of existing industrial land use, to be replaced by a more intensive multi-family residential use. Regarding "non-industrial" uses within industrial areas, the General Plan states that an exception may be allowed subject to the project satisfying additional findings (see Appendix). The subject property is located in an area where industrial uses no longer predominate. A proposed continuation or intensification of industrial uses on the subject property would create conditions less compatible with the surrounding residential neighborhood. Through its review, staff discovered that the remaining industrial uses in the project's area "encroach" on the more substantial residential uses. Therefore, regarding the conversion of industrial lands by the proposed Plan Amendment, staff concludes that such a conversion is not "incompatible" given the local community context and prevailing development patterns.

Project Design/Site Plan: Staff reviews the project's design through the Development Program associated with the proposed Zone Change and Conditional Use Permit. Staff has reviewed the preliminary building plans of the proposed development, to include a site plan, floor plans, elevations, cross sections, landscape plans and parking plans. Staff evaluated the project's height, setbacks, "step-backs", mass, scale, exterior design and landscaping. Overall, the mass of the single attached building is exceptionally large and covers a large portion of the project site. The building mass is incompatible with the surrounding community. However, staff determined that other project design features, such as the height of the structure, building setbacks and "step-back" of the structure (where it lies adjacent to the existing single family residences), exterior design and landscaping, compensate for the mass of the building.

IV. HOUSING

Location and Accessibility: Although staff has determined that the proposed density is incompatible with adjacent and surrounding residences, the project's proposal to add significantly more residential units to the local area must also be evaluated for its overall compatibility with other resources existing beyond the immediate project area. In its analysis, staff identified that there are eight schools, three parks and three bus routes located within one-half mile of the

project site. If the proximity radius is extended to one mile, an additional two parks, two libraries, two bus lines and a fire station are included. Furthermore, the Harbor UCLA Medical Center (identified as an "institutional center" and a "regional focal point" on the General Plan Urban Form Policy Map) and two additional hospitals exist less than one mile to the north of the subject property. Given that many of these resources are available within walking distance or a reasonably short driving and/or transit distance to the subject site, staff has determined that the proposed development addresses the County's needs to promote and provide accessible housing.

Affordable Housing: The subject project proposes to set aside 10 percent of the residential units for lower income households, for a total of 22 affordable units. The County encourages the private market provision of affordable housing units (see "Needs and Policies", "Policy Statement No. 1", "Housing Quantity", Policy No. 2, Page IV-31), adding to the County's available supply of these affordable units. However, the General Plan states that when affordable units are proposed, they must not be allocated in such a way that they seem distinct from surrounding development. The proposed project is designed as one single multi-family structure, which reduces the potential concern of isolating, segregating or "clustering" the lower-income units to one area or section of the development site. A proposal of multiple structures on the subject property may increase the likelihood for the affordable units to become segregated outright, or evolve into such a condition over time. For the proposed development, despite the possibility that the affordable units could be located in one specific area inside the building, such location will not be visible from the outside. The residents of the affordable units will gain equal benefits of the project's design, construction and other amenities. Lastly, the subject project proposes a percentage and amount of affordable housing that does not unreasonably concentrate the lower-income units in one area of the community in such a way that it would alter the character of the community.

Zone Change and "Overzoning": Regarding the proposed Zone Change to the R-4 classification, the long-term impacts to the local housing economy cannot be understated. Planning and zoning provisions "can have a profound impact on land values, and, thus, housing costs" (Background, Housing Problems in the County, Housing Costs, Page IV-22), because such provisions last through multiple market cycles in the housing industry. The proposed Zone Change to R-4 allowing the development has the potential to produce the outcome stated above. The Zone Change request is an action having consequences lasting beyond current and subsequent housing cycles in the market. However, because the community, at present, lacks its own plan to guide future development, the potential consequences of the Zone Change cannot be wholly attributed to the applicant.

V. TRANSPORTATION

Efficient Use of Infrastructure: As previously stated, the proposed residential infill development promotes the efficient use of existing services and facilities, which includes the use of local transportation infrastructure and services. Therefore, planning for efficient transportation and circulation includes the role of private development in providing for increased means of access to

transportation and public transit, to include transportation alternatives such as biking and walking. The Transportation Element of the General Plan emphasizes promoting reduced "reliance on the private automobile" in order to improve air quality and conserve energy resources (see "Needs and Policies", Policy Statement Nos. 1-4, Pages T-13 to T-15). The proposed development will utilize existing transportation infrastructure and services, and, through the infill location of development, promote the efficient use of such infrastructure/services. In this manner, it supports the goals and objectives of the General Plan.

Local Means of Access and Connection: Notwithstanding the location of development and efficient use of infrastructure and services, the project must also be evaluated for how it relates to the surrounding area by assessing whether or not it improves the means of local access for residents. The subject property is located near the midpoint of a large block of development bounded by 223rd Street (north), Vermont Avenue (east), 228th Street (south) and Meyler Avenue (west). The total travel distance needed to circle the block exceeds 1.25 miles. Although there are internal points of connectivity to some residences within the block (i.e., several cul-de-sacs and dead-end private streets), and all residences have adequate street frontage, there are no existing alternate through-routes connecting the four streets previously mentioned. In addition, 225th Street dead-ends at the rear of the subject property.

The subject project currently does not propose to increase the connectivity and/or improve the circulation of the local area. In addition, the entire project site will be restricted to private access only, eliminating the opportunity to provide a public pedestrian and bike connection through the project site from 225th Street to Vermont Avenue. This further reduces the ability of local residents to connect to nearby public facilities such as bus routes, parks and schools.

VI. ECONOMIC DEVELOPMENT

Preserving Industrial Lands: Staff understands that the separate, yet related goals of promoting infill and affordable housing, and protecting the County's employment base by preserving industrial lands, are not always easy to reconcile. The subject project is proposing to convert 4.74 gross acres of land currently designated as Major Industrial land use and Light Manufacturing zoning to High Density Residential land use and R-4 zoning. This conversion results in a loss of area necessary to satisfy the employment needs of the County. Previously, staff addressed the issue of whether or not the conversion of the existing industrial land was compatible with the surrounding area and existing uses. Staff found this aspect of the project proposal to be consistent with General Plan. Additionally, staff addressed the issue of the elimination of existing employment and the failure to propose any uses that would generate new employment commensurable with the loss, which staff determined to be inconsistent with the General Plan.

The General Plan states that "reasonably priced and centrally located industrial and commercial lands" are "becoming increasingly scarce", and that their "absorption by other uses must be discouraged" (Page ED-10). The project does not propose any means to help offset the "absorption" of the existing industrial lands. In addition, the project, if approved, would have long-

term effects in conflict with the County's efforts to protect "reasonably-priced and centrally located" industrial lands (see "Policies", "Land and Infrastructure", Page ED-10). Therefore, staff has determined the development to be inconsistent with the economic development goals and policies of the General Plan.

Staff's full analysis is provided in the attachment.

GENERAL PLAN AMENDMENT

The project proposal includes a General Plan Amendment from Category I (Major Industrial) to Category 4 (High Density Residential- Greater Than 22 Dwelling Units Per Gross Acre) to allow a high-density residential use in an area currently planned for industrial uses. In order to justify the amendment, the applicant must prove the following:

(1) That a need for the proposed Plan Amendment exists;

(2) That the particular amendment proposed is appropriate and proper;

(3) That modified conditions warrant a revision to the Countywide General Plan as it pertains to the area or district under consideration;

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

The applicant's responses to the burden of proof statements are attached.

ZONE CHANGE REQUEST

The project proposal includes a Zone Change request from M-1 (Light Manufacturing) to R-4-48U-DP (High Density Residential- 48 Dwelling Units Per Net Acre- Development Program) to allow unlimited residential development in an area previously zoned for light manufacturing. In order to justify the change, the applicant must prove the following:

(1) That a need for the proposed Zone Change exists;

(2) That the particular change proposed is appropriate and proper;

(3) That modified conditions warrant a revision to the Zoning Ordinance as it pertains to the area or district under consideration;

(4) That approval of the proposed Zone Change will be in the interest of the public health, safety and general welfare and in conformity with good planning practices.

The applicant's responses are attached.

CONDITIONAL USE PERMIT

Pursuant to Section 22.56.040 of the Los Angeles County Code ('County Code"), the project proposal includes a CUP for the DP zone. The DP zone is to ensure that development occurring after a property has been rezoned will conform to plans and exhibits submitted by the applicant. In order to justify the request, the applicant must prove the following:

A. That the requested use at the location 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 of 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; and

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; and

C. That the proposed site 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.

With the DP, a modification of the front yard wall and fence height standards from a maximum of 42 inches to a maximum of 60 inches has been added to the CUP request.

The applicant's responses are attached.

ADMINISTRATIVE HOUSING PERMIT

Pursuant to Section 22.56.2700 of the County Code, when an application is filed for a discretionary land use entitlement concurrently with an application for an administrative housing permit, the Regional Planning Commission ("Commission") may consider and approve such application concurrently with the discretionary land use entitlement. In order for the Commission to approve the administrative housing permit, staff must evaluate the permit request to ensure that it meets the requirements for "qualified" projects and that the project does not have any adverse environmental

impacts.

The proposed development sets aside 10 percent of the project as affordable housing (22 dwelling units) for lower income households, becoming eligible to receive a 20 percent density bonus of 40 additional dwelling units. The number of units proposed to be set aside meets the minimum requirements established for lower income households in accordance with Section 22.52.1830 of the County Code. Additionally, in accordance with Section 22.52.1850 of the County Code, a reduction of 143 resident parking spaces is proposed under the "by-right" provision of the administrative housing permit for qualified affordable housing projects. This provision allows a reduction in resident parking from two spaces per one-bedroom unit to one space per one-bedroom unit. No additional incentives or concessions are proposed.

Staff has determined that the proposed development meets the requirements of a "qualified" project in accordance with Sections 22.52.1820 and 22.52.1830 of the County Code. The housing set-aside units are compatible with the exterior design of the other units within the qualified project in terms of appearance, materials and finished quality. In accordance with Section 22.56.2690 of the County Code, the project has been determined to have no adverse environmental, health or safety impacts that are not satisfactorily mitigated or avoided. Therefore, staff is recommending that the administrative housing permit be considered and approved concurrently with the associated discretionary entitlement requests.

ENVIRONMENTAL DETERMINATION

In accordance with State and County Environmental Quality guidelines, a Mitigated Negative Declaration ("MND") was prepared for the project. The MND concludes that certain potentially significant impacts are reduced to less than significant with implementation of the proposed mitigation measures in the Mitigation Monitoring Program ("MMP").

Potential impacts found to be less than significant with project mitigation, include:

- Noise
- Air Quality
- Traffic
- Emergency Services

Noise: Potential impacts to noise include construction and excavation activities, proximity of condominium units to the adjacent industrial use (bakery) and S. Vermont Avenue, and operation of air conditioning units. Mitigation measures for noise include limiting both weekly and daytime hours of construction, disclosing to purchasers of the condominium units the adjacent bakery activities and hours, using acoustic barriers on balconies adjacent to the bakery loading dock and proper shielding for the air conditioning units.

Air Quality: Potential impacts to air quality include emissions from construction vehicles and fumes from materials used in the finishing of the development, such as paints and coatings. Mitigation measures for air quality include reducing truck idling, using "aqueous" diesels and alternative fuel-powered

construction equipment, relying on existing electricity infrastructure surrounding the project site, and implementing dust control measures.

Traffic: Potential impacts to traffic include vehicular traffic to be caused by residents and guests traveling to and from the development site after project completion. Mitigation measures for traffic include the addition of turn lanes along S. Vermont Avenue, additional lanes at the north and south-bound I-110 ramps, and signing and restriping at the intersection of Figueroa Street and the I-110 freeway.

Emergency Services: Potential impacts to emergency services include service coverage availability and access to the gated project site. Mitigation measures include providing emergency services with a radio-activated opening device to gain entry.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Vesting Tentative Tract Map and Exhibit "A" dated September 20, 2007 and recommends approval of the project with the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

I. LEGAL NOTIFICATION

In coordination with the applicant, notification was provided to nearby residents and the surrounding community as listed below:

- Hearing Notices: On July 9, 2008, hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 500 feet of the subject property for an approximate total of 461 notices.

- Library Package: On July 9, 2008, project materials, including a Vesting Tentative Tract Map, Exhibit "A", land use map, and Subdivision Committee draft conditions of approval were sent to the Carson Regional Library.

- Newspaper Listing: On July 12, 2008, a public hearing notice was published in the Long Beach Press Telegram and La Opinion newspapers.

- Project Site Posting: On July 11, 2008, one hearing notice sign was posted on each property frontage along S. Vermont Avenue and 225th Street, for a total of two signs posted.

- Website Posting: On July 10, 2008, a copy of the library package containing the hearing materials was posted on the Regional Planning website (http://planning.lacounty.gov/case.htm).

II. COMMUNITY OUTREACH

Staff was informed by the applicant that community outreach has been conducted, to include speaking with surrounding residents and attending several meetings with a local Homeowner's Association. On July 1, 2008, the applicant provided to staff a "neighborhood contact log" (attached), which lists the persons or organizations contacted by area, arranged in chronological order. According to the contact log, the applicant contacted three local Homeowner's Associations, the adjacent bakery and several surrounding residents between September 27, 2006 and July 1, 2008.

CORRESPONDENCE RECEIVED

At the time of writing, staff has received 15 items of correspondence, to include 12 letters of support, one letter in opposition, one letter with concerns regarding the proposed development, and a letter from the County Sanitation Districts of Los Angeles County.

The letters of support indicate reasons such as the removal of the existing building as a benefit to the community, the new development enhancing the community and supporting local businesses ("stimulating the economy"), better compatibility with surrounding development, need for additional housing, increase in local community activity, increasing local revenue, utilizing green building principles and lack of compatibility of the existing industrial building.

The letter in opposition and letter of concern are from the same resident. Earlier, the resident opposed the density and size of the structure, but in the subsequent letter stated concerns related to the height of the building and traffic impacts.

The letter from the Sanitation District indicates that a public hearing notice has been received for the proposed development. The Sanitation District offered comments regarding wastewater flow rates and connection fees for wastewater discharge.

All correspondence is attached.

STAFF ANALYSIS AND CONCLUSION

I. SUMMARY

Staff analyzed the subject project proposal to ensure that it complies with State and County environmental guidelines, complies with the Zoning and Subdivision Ordinances, meets the required

burdens of proof for the Plan Amendment, Zone Change and CUP requests, and, overall, is consistent with the General Plan. In its analysis, staff identified the following as the primary project concerns before the Commission:

- Loss of employment base (elimination of existing jobs)
- Loss of industrial lands needed to promote economic development
- Lack of public open space/access/through-connection
- Density incompatibility
- Structure mass incompatibility
- Overzoning

Staff also identified main elements supporting the project:

- Urban infill location of development
- Provision of affordable housing
- Proposed green building design
- Compatibility of proposed residential use with the neighborhood
- Quality and design of proposed development
- Quality and quantity of proposed open/recreational areas

II. GENERAL PLAN CONSISTENCY

The loss of employment and industrial lands, combined with other characteristics (such as density and building mass) that are incompatible with the community, are important concerns. The employment and industrial lands issues arise in the General Goals and Policies, Land Use and Economic Development Elements of the General Plan. Staff evaluated the land conversion concern within multiple contexts when making a determination for General Plan consistency. The facts of the case led staff to conclude that the conversion of the industrial land to residential is consistent with the General Plan.

In addition, the main project benefits—specifically, location, affordable housing and green building—outweigh the above concerns. The concept of urban infill is continually mentioned and supported in four General Plan Elements: General Goals and Policies, Conservation/Open Space, Land Use and Housing. Urban infill development fulfills several goals of the General Plan that span environmental, land use and housing concerns. Concerning the subject project, the benefit of location outweighed the reduction in employment and industrial lands, due to the multiple benefits of urban infill and the need to provide accessible housing opportunities. Furthermore, the proposal for green building promotes General Plan goals to conserve energy and natural resources. Staff determined the proposal for green building to be consistent with ongoing County efforts to respond to State laws and policies regarding climate change.

III. COMPLIANCE WITH THE ZONING AND SUBDIVISION ORDINANCES

Staff did not identify any aspects of the proposed development that do not comply with the Zoning and Subdivision Ordinances. Regarding the Zoning Ordinance, the applicant is requesting approval of a front yard fence/wall height of 60 inches, which is more than the 42 inches permitted in the R-4 zone. The applicant has requested to modify this zoning standard with the associated DP-CUP request. Regarding parking standards, the proposed reduction in parking is allowed "by-right" under the provisions of the administrative housing permit stated in the County Code.

IV. PLAN AMENDMENT AND ZONE CHANGE BURDENS OF PROOF

The Plan Amendment and Zone Change will allow a new high-density residential use and subsequent multi-family housing. The proposed new residential use and provision of multi-family housing is consistent with the General Plan, and staff agrees that a need for the Plan Amendment exists.

The Plan Amendment and Zone Change are proper because the surrounding area has undergone a transition from mostly industrial uses to predominantly residential uses. Thus, the proposed development will be more compatible with surrounding uses. The amendment is appropriate in order to improve the quality of existing residential neighborhoods, as stated in the General Plan (see Land Use Element, Objectives, Page LU-10). Furthermore, the applicant stated that the aggregate uses and services in the local area (such as the Harbor-UCLA Medical Center, two major recreational areas, bus routes and the I-110 corridor) have created an increased demand for housing supply in the area that did not previously exist. Staff agrees that there is valid link between the proposed development and the local area that warrants a revision to the General Plan.

Finally, the proposed development has met the requirements of the Subdivision Committee related to road access and street improvements, water supply and sewer connection, and fire access and safety. Given all this, staff has determined that the project does not detrimentally affect the public health, safety and general welfare. Furthermore, the proposed urban infill, land use compatibility and design quality of the development are in accord with good planning practices warranting the proposed Plan Amendment and Zone Change.

V. CONDITIONAL USE PERMIT BURDEN OF PROOF

Overall, the project will provide benefits to those persons working or residing in the surrounding area. The proposed development will improve the area with a high-quality multi-family residential design. Impacts related to traffic will be mitigated and sufficient onsite parking is proposed. The proposed structure height is greater than surrounding buildings, but not so great as to significantly obscure views or block sunlight. Ample amounts of perimeter landscaping are proposed to reduce the visual effects of the structure and also beautify the area. These factors lead staff to conclude that the project will not adversely affect persons residing or working in the surrounding area, nor be materially detrimental to property use, enjoyment or values. Finally, staff has not identified any project factors that would "jeopardize, endanger or menace" the public health, safety or general

welfare.

The project site consists of a flat, regularly shaped, large parcel of land in an urbanized area. The site size and location enable the development to provide sufficient setbacks, walls, fences, parking areas and landscaping. Although the Zoning Ordinance does not require a minimum amount of open space for urban infill projects, a total amount of 29 percent of the project site is devoted to landscaping and open areas. This exceeds the stricter standard of 25 percent open space required for urban hillside management projects. Staff believes that the proposed open areas and other project features mentioned above are more than sufficient to integrate the development with the surrounding uses.

The proposed development has been determined to have less than significant or no impacts to traffic with project mitigation. The project has sufficient frontage along S. Vermont Avenue, a 100-foot wide fully improved public street, and road improvements such as lane additions are proposed as mitigation. Existing public water, sewer and utility services and systems adequately serve the site. Thus, the project meets the burden of proof for this item.

VI. ENVIRONMENTAL DETERMINATION

Regarding potential environmental impacts, staff feels that the proposed mitigation measures are sufficient to protect the health, safety and welfare of the general public. Related to environmental impacts, the inclusion of green building design increases the environmental sensitivity of the proposed development beyond that required by the proposed mitigation measures.

VII. CONCLUSION AND OPTIONS FOR IMPROVEMENT

In conclusion, staff believes that the project meets the burdens of proof for the General Plan Amendment, Zone Change and Conditional Use Permit requests, and is overall consistent with the General Plan. Staff also presents the following options to improve the project that would not require substantial alterations to the project's design:

- (Resource/Energy Conservation)—Require the subject project to go beyond meeting green building certification standards, and require the development to be green building certified by a third-party rater as a condition of approval. Or, require the project to meet higher green building standards, such as having 80 percent or more of construction waste be recycled instead of the proposed 50 percent; or, building to exceed State Title 24 energy standards by 15 percent (as currently proposed in the County's new draft Green Building Ordinance) instead of the proposed nine percent.

- (Resource/Energy Conservation)—Require the project to institute a permanent full-service recycling program for its future residents. This would include physical improvements such as centralized receptacles to recycle paper, plastic, glass and metal waste products. It would also include recording a covenant and agreement to permanently contract for onsite collection of the

materials by a third party, to last for the life of the development. Additional points towards green building certification may be given if a "built-in recycling center" is provided within each unit. Staff suggests using the Comprehensive Waste Management component of the Leadership in Energy and Environmental Design- Neighborhood Development ("LEED-ND") project checklist as a guide for the institution of the program.

- (Local Access/Connectivity)—Require the project to provide a path for pedestrians and bicyclists via a public through-connection from 225th Street to S. Vermont Avenue. Require the project to eliminate the proposed gated entry. Or, provide an alternate through connection that is outside the gated development in order to retain security.

- (Design Compatibility)—Require the project to implement additional measures to screen the proposed five-level parking structure from adjacent and surrounding uses. This can be accomplished using add-on screening materials or altering the exterior design of the parking structure to more closely resemble multi-family residential housing units.

- (Transit/Employment)—Require the development to help ease the economic burden of high transportation costs and encourage the use of public transit. Additional points towards green building certification may be given if free or reduced-cost transit passes are provided to residents.

STAFF RECOMMENDATION

Staff recommends that the Regional Planning Commission close the public hearing, adopt the MND, approve the Vesting Tentative Tract Map, CUP and administrative Housing Permit, and recommend to the Board approval of the General Plan Amendment and adoption of the Zone Change.

Suggested Motion: "I move that the Regional Planning Commission close the public hearing and adopt the Mitigated Negative Declaration."

Suggested Motion: "I move that the Regional Planning Commission approve Vesting Tentative Tract Map No. 067784, Conditional Use Permit No. 2006-00321-(2) and Housing Permit No. 2006-00003-(2), and recommend to the Board approval of General Plan Amendment No. 2006-00015-(2) and Zone Change No. 2006-00012-(2)."

OR

If the Commission decides that the loss of employment base and industrial lands, lack of public open space/access/through-connection, project density, structure mass and/or overzoning are concerns overriding the project's benefits, staff recommends that the Commission continue the public hearing to allow the applicant to provide more information and/or alternatives for project redesign.

Suggested Motion: "I move that the Regional Planning Commission continue the public hearing to a date uncertain so that the applicant can provide more information and/or alternatives for project redesign."

Attachments:

- Factual
- Attachment: General Plan Consistency
- Draft Resolutions and Findings of Approval
- Draft Findings and Conditions of Approval
- Environmental Determination (Mitigated Negative Declaration)
- Burden of Proof Statements (PA, ZC, CUP)
- Correspondence
- Green Building Summary/Checklist
- Supplemental Items from Applicant (presentation booklet, neighborhood contact log)
- Vesting Tentative Tract Map No. 067784 and Exhibit "A", dated September 20, 2007
- Site plan, floor plans, elevations and landscape plans for the Development Program proposal
- Site Photos
- Thomas Guide Map Page
- Land Use Map
- GIS-NET Map

SMT:jds
7/29/08

AGENDA ITEM NOS.
10 a, b, c, d, e

VESTING TENTATIVE
TRACT MAP NO. 067784

ATTACHMENT:
GENERAL PLAN CONSISTENCY

REGIONAL PLANNING
COMMISSION
PUBLIC HEARING

AUGUST 13, 2008

APPENDIX A: GENERAL PLAN CONSISTENCY

In accordance with Section 66473.5 of the Subdivision Map Act ("Map Act") and Chapter VIII of the General Plan, proposed land divisions must be found to be consistent with the adopted General Plan (See "Implementation", "Introduction", Page 2). The following General Plan elements and provisions are applicable to the proposed development and are included in staff's analysis of the overall project proposal.

I. GENERAL GOALS AND POLICIES

1. Needs: Provide More Affordable Homes

To "provide more affordable homes" is one of the 14 "Needs" identified by the General Plan ("General Goals and Policies", "Needs", Page G-7). The provision continues on to state that "Almost no new housing is being built for middle-income households and even less for households with lower incomes" (Page G-7). As the subject project is setting aside 22 affordable units for "lower income households" within the proposed development, it is contributing to the County's overall efforts to meet the needs of its residents.

2. General Goals: Revitalize Declining Urban Areas

The project proposes new residential development in a "transitioning" urban area of the County. The General Plan, under its goal to "revitalize declining urban areas", states that "fulfillment of this goal will involve conserving and improving the residential, commercial and industrial sections of the older urban areas of the County" ("General Goals and Policies", "General Goals", Page G-10). Further, it states that "Improving residential areas means... increasing the quantity and protecting the quality of housing" (Page G-10). The surrounding community is composed of a mix of residential and older industrial uses. The project proposes to increase the quantity of housing at a level of quality equal to or greater than the surrounding housing stock. This fact constitutes an "improvement" of the existing area and thus promotes the General Plan goal to revitalize urban areas.

3. General Goals: Develop a Strong Diversified Economy and Ensure Full Employment

The project proposes to eliminate existing manufacturing jobs to provide infill housing in an area with mixed, "transitional" residential-industrial uses. Implementation of this General Plan Goal involves "creating new jobs... revitalizing older industrial and commercial districts... and expanding the industrial base" ("General Goals and Policies", "General Goals", Page G-11). While opportunities and incentives to include an employment component within the proposed development exist (for example—no physical constraints on a flat parcel of urban land; adequate existing public services and facilities; a newly-adopted mixed-use ordinance to facilitate such development, etc.), nevertheless, the project proposes to both eliminate existing jobs and not propose any use(s) that will increase the employment base of the County.

4. General Policies

The proposed development supports the following General Policies stated in Pages G-13 to G-17 of the General Plan:

"Promote the efficient use of land through a more concentrated pattern of urban development."

(Land Use and Development Pattern,
Goal No. 17, Page G-14)

"Promote the provision of an adequate supply of housing by location, type and price."

(Housing and Community Development,
Goal No. 47, Page G-16)

Urban infill housing at the subject project's proposed density promotes "the efficient use of land" and is "a more concentrated pattern of urban development" as stated above. The proposed increase in the County's supply of housing is at an appropriate urban infill location, adds to the diversity of housing types in the surrounding area (by proposing attached condominium units in an area where only single-family detached residences and townhomes currently exist), and will include units priced at both market and affordable levels.

Summary—General Goals and Policies
Provision of affordable housing: +1
Urban revitalization: +1
Diverse economy and employment: -1
General Policies (infill housing): +1
Overall: +2

II. CONSERVATION AND OPEN SPACE

1. Resource Conservation (Open Space)

The subject project is an urban infill residential development. Urban infill development at medium and high intensities promotes the conservation of the County's natural and agricultural resources by locating new development in more appropriate areas ("environmentally suitable locations") that will not diminish or eliminate natural resources located at the urban fringe and/or in undeveloped, agricultural or rural lands. This includes the potential location of new development in hazardous areas, since the location of these areas often coincide with areas that have diverse biotic, mineral and agricultural resources (See "Conservation and Open Space Element", "Introduction", Page OS-1).

2. Resource Conservation (Energy)

a. Green Building—Although green building was not originally proposed, at staff's request, the applicant agreed to modify the project to incorporate green building design. The

applicant chose to use the "GreenPoint Rated" ("GPR") program of "Build-It-Green", a professional non-profit membership organization whose mission is "to promote healthy, energy and resource-efficient buildings in California". Build-It Green describes the purpose of the GPR program:

"The GreenPoint Rated program provides an objective, third-party verification system that equips consumers to find green homes, understand green benefits, and recognize green features. Trained and certified raters evaluate whether new home construction projects meet program standards. Conservation of natural resources, increased energy efficiency and improved indoor air quality are just a few of the benchmarks a new home must reach to qualify."

("Build It Green", Programs and Services, http://www.builditgreen.org)

The GPR checklist for multi-family projects was used to assess the proposed development's ability to meet the required certification standards. The checklist assesses projects using the following dimensions:

- Community
- Energy
- Indoor Air Quality/Health
- Resources
- Water

Table 2: GreenPoint Rated Certification

Dimension	Points Required	Points Achieved
Community	6	9
Energy	30	31
Air Quality	5	5
Resources	6	6
Water	3	6
Total	**50**	**57**

As shown in the above table, the project meets and exceeds the requirements for green building certification. As green building is increasingly being supported and used within the County to preserve natural resources and improve the quality of life for residents, staff affirms that green building should be used to meet the goals and policies of the General Plan. In addition, the proposal for green building is consistent with ongoing County efforts to respond to State policy regarding climate change. The applicant's integration of green building into the project design shows a willingness to work with staff to meet the goals and needs of the County. Below is a list of green building elements used to achieve the points required for certification:

- 90% of all floor/ceiling joists/headers/beams from engineered lumber or steel
- Recycle 50 percent of all construction and demolition waste
- All ceiling, wall and floor insulation contains no added formaldehyde

- **At least 40 percent of the units face directly south for passive solar gain
- Pre-plumb for solar hot water
- Exceeds 2005 Title 24 building energy performance
- Energy Star appliances: dishwashers, refrigerators, washers and dryers
- All showerheads, kitchens and bathrooms use 2.0 gallons per minute or less
- All residences and non-residential areas use low/no-VOC paints and coatings
- Use low-VOC construction adhesives (less than 70 gpl VOCs) for all adhesives
- Reduce formaldehyde an all interior finish materials
- Use environmentally-preferable flooring for a minimum of 15 percent al all floor area

** This element directly supports the Subdivision Map Act ("Map Act") provision to provide "passive or natural heating or cooling opportunities" for proposed subdivisions (see Section 66473.1: *"Examples of passive or natural heating opportunities... permit orientation of a structure in east-west alignment for southern exposure."*).

A copy of the project's GPR draft checklist is attached.

b. Urban Infill—Urban infill promotes "a more prudent use of energy supplies" by locating within areas of existing capacity and promotes a reduction in the number of vehicle miles traveled per capita when compared with similarly-scaled residential developments in suburban and rural "greenfield" areas, all else being the same (see also "Environmental Resources and Natural Hazards", "Energy Resources", Page OS-10).

3. Project Open Space

Although infill supports the County's conservation and open space efforts through prudent location of development, development proposals may also be evaluated for the quantity and quality of open space that they provide within the project. The General Plan states that:

"Additional outdoor recreational facilities can be provided by developing small parks [and] integrating open space into redevelopment projects..."

(Environmental Resources and Natural Hazards,
Recreational Resources, Page OS-17).

In addition, the General Plan identifies "landscaping" as a type of open space, including landscaping within urban development projects. The General Plan states the following:

"Encourage the maintenance of landscaped areas and pollution-tolerant plants in urban areas. Integrate landscaping and open space into housing, commercial and industrial developments, especially urban revitalization areas."

(Needs and Policies,
Policy Statement No. 11, Promote Landscaping, Page OS-24).

The subject project proposes a total of 1.28 acres (or 55,756 square feet) of open space, to include all recreational and landscaped areas within the development (excluding indoor

recreational facilities). This amounts to 29 percent of the overall project site devoted to open space. Indoor and outdoor open space and recreational areas include the following:

- Perimeter trees and landscaping
- Water fountains
- Pool and Spa
- Clubhouse with recreation room
- Raised planters
- Courtyards with gardens

- Fire pit with outdoor seating/eating area

The General Plan frequently mentions open space within the context of *public* open space that is accessible and convenient "for all" (see "Environmental Resources and Natural Hazards", "Recreational Resources", Page OS-17; and "Needs and Policies", "Policy Statement No. 10", Policy Nos. 26-33, Pages OS-23, 24). Although staff disagrees with the proposed privatization of all project open space, two major recreational facilities (Normandale Recreation Center and Veteran's Park and Sports Complex) are located in close proximity (about 0.5 miles) to the project site. These resources are located outside of the unincorporated County area (in the cities of Los Angeles and Carson, respectively). Given these facts, the proposed development will not contribute to increasing the County's supply, diversity and accessibility of public open space with the surrounding community. All proposed open space and recreational areas are private, and the nearest resources are located outside the unincorporated area. However, staff believes that the proposed development is sufficient to meet the recreational needs of the project and its future residents, based on the type and amount of open space/recreational areas proposed, and existing resources located in close proximity to the subject project.

Summary—Conservation/Open Space
Infill promoting undisturbed open space resource conservation: +1
Energy conservation through infill development: +1
Energy conservation through green building: +1
Provision of accessible public open space, balanced with local resources: 0
Supply and type of open space within the development: +1
Overall: +4

III. LAND USE

1. Project Density & Urban Infill

The starting "base" density of a proposed residential use within an industrial or commercial land use/zone is determined by calculating the average density of residential parcels in the surrounding area within a radius of 500 feet of the subject property. Based on a density area analysis submitted by the applicant, the surrounding density is 11.2 dwelling units per acre (or 53 total dwelling units for the subject project site). However, the applicant is requesting to amend the General Plan from Category I (Major Industrial) to Category 4 (High Density Residential- Greater Than 22 Dwelling Units Per Gross Acre). Staff must make a determination whether or not the proposed development density is compatible with the surrounding community. Regarding density and community compatibility, the General Plan states that:

"The General Plan policy supports a more concentrated form of urban development. More specifically, it encourages residential infill at densities compatible with and slightly higher than those of surrounding uses."

(General Conditions and Standards for Development, Urban Residential Development, Residential Infill, Page LU-20)

The proposed R-4 zone has a maximum allowable density of 50 dwelling units per net acre, which the project does not exceed. However, the proposed land use Category 4 does not have a maximum allowable density. The proposal for 206 "base" dwelling units (with a bonus of 40 additional units as an incentive for affordable housing), or 43.5 dwelling units per gross acre, is nearly four times greater than the average surrounding density of existing development. The surrounding neighborhood, at 11.2 DU/ac, falls within the upper limit of the Category 2 density range (6-12 DU/ac), while the proposed development is nearly twice the density of the base level of Category 4 (22 DU/ac). This disparity is not negligible. Given that the General Plan calls for infill densities to be "slightly higher" than the surrounding uses, and the proposed density is exceedingly higher, the proposed density is incompatible with the surrounding community.

2. Conversion of Industrial Lands

In addition to the request to amend the General Plan to the Category 4 land use category, the project proposes to eliminate 4.31 net acres of existing industrial land use, to be replaced by a more intensive multi-family residential use. Regarding "non-industrial" uses within industrial areas, the General Plan states that an exception may be allowed subject to the project satisfying these additional findings:

> *a. The area in question in not suitable for present or future industrial use due to conflicts with existing or emergent land use patterns, lack of sufficient and adequate access, or the presence of site specific physical characteristics posing severe constraints for industrial development; or the proposed use demonstrates a desirable, compatible and well-integrated pattern of employment and housing opportunities, and thereby furthers General Plan objectives pertaining to reduced energy consumption and improved air quality.*
>
> *b. The proposed non-industrial use, individually or in combination with adjacent uses, will not adversely impact the viability of surrounding areas for the maintenance or expansion of industrial activities.*
>
> *c. Compatibility of the proposed non-industrial use with current and future industrial activities in the area is ensured through specific site plan review and approval.*
>
> (General Conditions and Standards for Development,
> Non-Industrial Uses Within Major Industrial Areas, Page LU-22)

The project in fact does not propose a non-industrial use in a major industrial area, since the requested Plan Amendment and Zone Change will eliminate the subject property's industrial area and use. However, the findings must still be satisfied, as the proposed development will have the same effect on the surrounding area and existing uses even if the Plan Amendment and Zone Change were not being requested.

Regarding the above findings, letter "a", staff understands in its analysis of the area that residential uses amounting to an "emerging land use pattern" are certainly present. The location of the subject property is desirable for industrial uses, as it is in close proximity to a major highway corridor and a regional access route (Vermont

Avenue and the I-110 Freeway, respectively). Nonetheless, the proposed use, due to its intensity, will set a higher "compatibility threshold" for industrial uses in the local area. In other words, as the industrial lands/uses continue to diminish and are replaced by housing, it becomes more difficult for existing and future industrial uses to be compatible with the changing community.

Regarding letter "b", since the project proposal increases the overall supply and intensity of residential uses in the area, it will become harder in the future for industrial uses to operate without creating a nuisance or causing other environmental impacts to adjacent residents. Despite this, due to Countywide plans and priorities to accommodate more infill housing and promote industrial activities in other areas of the County (such as the Santa Clarita Valley and along the I-5 corridor), the local area including the subject property has not been identified as an area projected for an increase in or expansion of industrial uses (see "General Plan Update", "Interim Land Use Policy Maps", "Unincorporated Community of West Carson", planning.lacounty.gov/spGPmaps.htm). In fact, the County is proposing to eliminate an existing area of Major Industrial land use located east of the subject property across Vermont Avenue, to be replaced with "High Intensity Residential" (30 DU/ac). Therefore, given the reality of current development patterns and trends, and future County plans and policies, the subject project cannot be viewed as having an "adverse" impact on the maintenance and expansion of industrial activities, although it must be noted that a recognizable impact on those existing activities, which have been diminishing over recent years, will certainly occur.

Regarding letter "c" of the above findings, staff feels that this item will be fully satisfied through the subdivision review (tentative map and final map) processes, to include subsequent reviews of the project's design through the Development Program, mitigation monitoring, and Revised Exhibit "A" procedures of the Los Angeles County Department of Regional Planning ("Regional Planning").

Finally, addressing overall land use compatibility and industrial lands, the General Plan states the following:

"Protect prime industrial lands from encroachment of incompatible uses."

(Needs and Policies, Policy Statement No. 1,
Use Land More Efficiently, Policy No. 4, Page LU-9)

The subject property is located in an area where industrial uses no longer predominate. A proposed continuation or intensification of industrial uses on the subject property would create conditions less compatible with the surrounding residential neighborhood. Through its review, staff discovered that the remaining industrial uses in the project's area "encroach" on the more substantial residential uses. Therefore, regarding the conversion of industrial lands by the proposed Plan Amendment, staff concludes that such a conversion is not "incompatible" given the local community context and prevailing development patterns.

3. Project Design/Site Plan

In addition to density and land use, the project's design must be found to be consistent with General Plan goals and policies. Regarding the design of development, the General Plan states the following:

"Assure that new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards."

(Needs and Policies, Policy Statement No. 2,
Ensure Compatibility of Development, Policy No. 8, Page LU-10)

With respect to "high quality design standards", staff reviews the project's design through the Development Program associated with the proposed Zone Change and Conditional Use Permit. Staff has reviewed the preliminary building plans of the proposed development, to include a site plan, floor plans, elevations, cross sections, landscape plans and parking plans. Staff evaluated the project's height, setbacks, "step-backs", mass, scale, exterior design and landscaping, and determined the following:

a. Height, Setbacks and "Step-backs" ("Zoning Envelope"): Based on the proposed design, the average height of the development is comparable to a typical four-story residential development. The project meets the zoning requirements for minimum front, rear and side yard setbacks, and the development is reduced to two stories where it lies adjacent to one story single-family residences near the westerly ("rear") project boundary. This will reduce the project's impacts on "shadowing" and privacy of adjacent single-family residences. As there are no limitations on structure height in the proposed R-4 zone, the proposed structure height is a modest request considering the lack of specific height limitations imposed in the R-1, R-2 and R-3 residential zones.

b. Building Mass: The proposed design sets a precedent for building mass in the area. The project design consists of one continuous attached building occupying over 80 percent of the buildable area of the subject property. There are no existing multi-family residences in the surrounding area. Although the rear of the proposed development steps-down to meet the adjacent single-family residences, the south side of the project site, which lies adjacent to two-story townhomes, presents a continuous wall of four-story development. That stated, more than two thirds of the southerly portion of the proposed structure has a side yard setback of 40 feet or more, and one third of the south-facing side lies adjacent to an existing industrial use and will not be in view of the adjacent property's townhomes sitting closer to Vermont Avenue. Along the northerly side yard, the structure has a more consistent setback varying from 38 to 40 feet in distance from the adjacent industrial property. However, the north-facing side of the project includes a large parking structure that covers one third of the entire north side of the development. Currently, there are no proposed measures to screen the full height of the parking structure, which will rise to more than 53 feet from ground level.

c. Exterior Design and Landscaping: Although the project's building mass is out of proportion with the surrounding development, the building footprint and exterior design give the impression of several smaller attached multi-family structures similar to a more traditional style of "row housing" common in older, higher-density urban neighborhoods (including the use of alternating paint schemes for each building "segment"). Such a design alludes to smaller individual structures sitting on narrower lots. Although this proposed style is in itself "new" for the existing community, it does aid in limiting the visual impact of the structure's mass. Large amounts and varying types of landscaping are proposed around the entire perimeter of the project site, which will help improve the overall aesthetics of the neighborhood, provide shade, reduce the "heat island effect" caused by impervious hard surface, and assist in screening the development, thereby reducing its visual impacts.

Summary—Land Use
Project's infill density and compatibility: -1
Conversion of industrial lands and compatibility: +1
Project design (height and setbacks): +1
Project design (mass and scale): -1
Project design (exterior design, footprint and landscaping): +1
Overall: +1

IV. HOUSING

1. Location and Accessibility

Although staff has determined that the proposed density is incompatible with adjacent and surrounding residences, the project's proposal to add significantly more residential units to the local area must also be evaluated for its overall compatibility with other resources existing beyond the immediate project area. Regarding the accessibility of housing, the General Plan states the following:

"To ensure adequate housing, accessible to employment and high-quality community services for all persons..."

(Objectives, Housing Opportunity, Page IV-29)

"Attempt to locate low and moderate-income housing near employment opportunities, reasonably accessible to public transportation or alternative transportation means..."

(Needs and Policies, Policy Statement No. 3,
Housing Opportunity, Policy No. 16, Page IV-33)

As the applicant has identified in the Plan Amendment and Zone Change Burdens of Proof submitted (see attached), the project proposes additional housing in close proximity to local employment and recreational resources. In its analysis, staff identified that there are eight schools, three parks and three bus routes located within one-half mile of the project site. If the proximity radius is extended to one mile, an additional two parks, two libraries, two bus lines and a fire station are added. Furthermore, the Harbor UCLA Medical Center (identified as an "institutional center" and a "regional focal point" on the General Plan Urban Form Policy Map) and two

additional hospitals exist less than one mile to the north of the subject property. Given that many of these resources are available within walking distance or a reasonably short driving and/or transit distance to the subject site, staff has determined that the proposed development addresses the County's needs to promote and provide accessible housing.

2. Affordable Housing

The subject project proposes to set aside 10 percent of the residential units for lower income households, for a total of 22 affordable units. The County encourages the private market provision of affordable housing units (see "Needs and Policies", "Policy Statement No. 1", "Housing Quantity", Policy No. 2, Page IV-31), adding to the County's available supply of these affordable units. However, the General Plan states that when affordable units are proposed, they must not be allocated in such a way that they seem distinct from surrounding development:

"Discourage clustering of low-income housing where it would increase the concentration of low-income persons in a single community. If possible, low-income housing should be dispersed throughout the community."

(Needs and Policies, Policy Statement No. 3,
Housing Opportunity, Policy No. 19, Page IV-33)

The proposed project is designed as one single multi-family structure, which reduces the potential concern of isolating, segregating or "clustering" the lower-income units to one area or section of the development site. A proposal of multiple structures on the subject property would increase the likelihood for the affordable units to become segregated outright, or evolve into such a condition over time. For the proposed development, despite the possibility that the affordable units could be located in one specific area inside the building, such location will not be visible from the outside. The residents of the affordable units will gain equal benefits of the project's design, construction and other amenities.

Lastly, although the County does not have guidelines for a specific ratio of affordable units within any proposed residential development, the subject project proposes a percentage and amount of affordable housing that does not unreasonably concentrate the lower-income units in one area of the community in such a way that it would alter the character of the community.

3. Zone Change and "Overzoning"

Regarding the proposed Zone Change to the R-4 classification, the long-term impacts to the local housing economy cannot be understated. Planning and zoning provisions "can have a profound impact on land values, and, thus, housing costs", because such provisions last through multiple market cycles in the housing industry. The Housing Element states that:

"Overzoning (setting aside too much land at densities greatly exceeding market potentials) can artificially raise owners' expectations and lead to premature land

speculation and disorderly development. On the other hand, designating too little undeveloped land... is also detrimental..."

(Background, Housing Problems in the County, Housing Costs, Page IV-22)

Staff thinks that the proposed Zone Change to R-4 allowing the development has the potential to produce the outcome stated above. The Zone Change request is an action having consequences lasting beyond current and subsequent housing cycles in the market. However, because the community lacks its own plan to guide future development, out of fairness, staff feels that the potential consequences of the Zone Change cannot be wholly attributed to the risks and actions of the applicant.

Summary—Housing
Location and accessibility: +1
Affordable housing provision and compatibility: +1
Zone Change and "overzoning", balanced with local planning efforts: 0
Overall: +2

V. TRANSPORTATION

1. Local Access and Connection

As previously stated, the proposed residential infill development promotes the efficient use of existing services and facilities, which includes the use of local transportation infrastructure and services. Therefore, planning for efficient transportation and circulation includes the role of private development in providing for increased means of access to transportation and public transit, to include transportation alternatives such as biking and walking. In fact, four out of the ten policy statements of the Transportation Element of the General Plan directly address the usage and provision of "multi-modal" transit, "bicycle routes and pedestrian walkways", "public transit" and reducing traffic congestion and reduced "reliance on the private automobile" in order to improve air quality and conserve energy resources (see "Needs and Policies", Policy Statement Nos. 1-4, Pages T-13 to T-15).

The proposed development will utilize existing transportation infrastructure and services, and, through the infill location of development, promote the efficient use of such infrastructure/services. In this manner, it supports the goals and objectives of the General Plan. However, the project must also be evaluated for how it relates to the surrounding area by assessing whether or not it improves the means of local access for residents.

The subject property is located near the midpoint of a large block of development bounded by 223rd Street (north), Vermont Avenue (east), 228th Street (south) and Meyler Avenue (west). The total travel distance needed to circle the block exceeds 1.25 miles. Although there are internal points of connectivity to some residences within the block (i.e., several cul-de-sacs and dead-end private streets), and all residences have adequate street frontage, there are no existing alternate through-routes connecting the four streets previously mentioned. In addition, 225th Street

dead-ends at the rear of the subject property. Concerning the need to provide these alternate routes and reduce traffic congestion, the General Plan states:

"Congestion in urban areas could be somewhat alleviated by establishing alternate routes for through traffic."

(Background, Towards a Balanced Transportation System, Highway Prospects, Page T-8)

In its evaluation of the proposed development, staff has determined that the project, due to its location within the block and proximity to 225th Street, has an opportunity to provide a local connection from Meyler Avenue to Vermont Avenue via an extension of 225th Street through the subject property. Such a connection, although having an impact on the existing residences along 225th Street, would improve local traffic circulation and provide additional means of transportation via walking and biking throughout the area, which is supported many times in the General Plan (see "Needs and Policies", Policy Nos. 3, 18 and 25). In addition, providing such a through-connection would better "serve the mobility needs of residents", and, through the implementation of the General Plan by means of the development review process, represent a more prudent coordination of land use and transportation policies as stated in the General Plan (see also "Needs and Policies", Policy Statement No. 1, "Provide Transportation to Serve the Needs of the Public and to Support Adopted Land Use", Policy No. 5, Page T-13).

The subject project currently does not propose to increase the connectivity and/or improve the circulation of the local area. In addition, the entire project site will be restricted to private access only, eliminating the opportunity to provide a public pedestrian and bike connection through the project site from 225th Street to Vermont Avenue (such "ped and bike" connections are directly supported in the General Plan—*"Require new subdivisions to develop and dedicate bicycle facilities where feasible"*; see Bikeways Sub-Element, Statement of Goals and Policies, Pages B-25 to B-28). Concerning the vehicular connection, staff understands that it appears infeasible from the applicant's standpoint. However, provision of a pedestrian and bike through-connection would result in few or no impacts to the proposed development while providing a low-cost method of improving local transportation efficiency. Staff believes that the failure to provide a minimum means of public through-connection to be unreasonable, given the access-friendly location of the project site, and, recently, significant increases in the cost of fuel that have made automobile transportation less economically feasible.

Summary—Transportation
Local access and connection: -1
Overall: -1

VI. ECONOMIC DEVELOPMENT

1. Preserving Industrial Lands

The subject project is proposing to convert 4.74 gross acres of land currently designated as Major Industrial land use and Light Manufacturing zoning to High Density Residential land use and R-4 zoning. This conversion results in a loss of space necessary to satisfy the employment needs of the County. Previously, staff addressed the issue of whether or not the conversion of the existing industrial land was compatible with the surrounding area and existing uses. Staff found this aspect of the project proposal to be consistent with General Plan. Additionally, staff addressed the issue of the elimination of existing employment and the failure to propose any uses that would generate new employment commensurable with the loss, which staff determined to be inconsistent with the General Plan.

The separate, yet related goals of promoting infill and affordable housing, and protecting the County's employment base by preserving industrial lands, are not always easy to reconcile. As the General Plan Update states:

"There is an ongoing debate on the issue of how to manage the trend of losing manufacturing jobs, and whether to preserve industrial areas for the possibility of future manufacturing uses. At the same time, the County is in dire need of land for housing development purposes, and there are arguments that unused land should not be preserved for industrial uses that may never return to the County. County policies and programs strive to reach a balance between these competing needs."

(Draft Economic Development Element, Existing Conditions, Page 203)

The General Plan Update also states that losses in the manufacturing sector are both a local (County) and national trend (see Pages 202-203).

Alternatively, in response to the above passage, staff asks: How is the County able to promote economic development in older, more established communities, as well as long-term economic development and job growth, if it allows all of its older industrial lands to be converted? The adopted General Plan states the following:

"Preserve land and infrastructure needed to support economic growth."

(Economic Development Element, Objectives, Page ED-3)

"Promote the intensive use of new and recycled industrial and commercial land reserves and protect such reserves from being diverted to other uses."

(Policies, Land and Infrastructure, Policy Statement No. 1, Availability of Industrial and Commercial Land, Policy No. 1, Page ED-10)

The General Plan goes on to state that "reasonably priced and centrally located industrial and commercial lands" are "becoming increasingly scarce", and that their "absorption by other uses must be discouraged" (Page ED-10).

The project does not propose any means to help offset the "absorption" of the existing industrial lands. In addition, the project, if approved, would have long-term effects in conflict with the County's efforts to protect "reasonably-priced and centrally located" industrial lands (see "Policies", "Land and Infrastructure", Page ED-10). Therefore,

staff has determined the development to be inconsistent with the economic development goals and policies of the General Plan.

Summary—Economic Development
Preserve industrial lands to protect long-term County employment and job growth: -1
Overall: -1

VII. OVERALL SUMMARY OF GENERAL PLAN CONSISTENCY

1. Summary

Staff evaluated the subject project in the following areas:

General Goals and Policies
Provision of affordable housing: +1
Urban revitalization: +1
Diverse economy and employment: -1
General Policies (infill housing): +1
Overall: +2

Conservation/Open Space
Infill promoting undisturbed open space resource conservation: +1
Energy conservation through infill development: +1
Energy conservation through green building: +1
Provision of accessible public open space, balanced with local resources: 0
Supply and type of open space within the development: +1
Overall: +4

Land Use
Project's infill density and compatibility: -1
Conversion of industrial lands and compatibility: +1
Project design (height and setbacks): +1
Project design (building mass): -1
Project design (exterior design, footprint and landscaping): +1
Overall: +1

Housing
Location and accessibility: +1
Affordable housing provision and compatibility: +1
Zone Change and "overzoning", balanced with local planning efforts: 0
Overall: +2

Transportation
Local access and connection: -1
Overall: -1

Economic Development
Preserve industrial lands to protect long-term County employment and job growth: -1
Overall: -1

General Plan Overall: +7

2. Explanation of Results and Determination

Staff identified a total of 19 project elements that were pertinent and able to be evaluated for General Plan consistency. Staff utilized a system of "+1" or "-1" to indicate that the project element is either "consistent" or "inconsistent" with the appropriate General Plan provision(s), respectively. Staff weighted each item equally in its analysis (i.e., no individual element took precedence over another).

As the results show, the project achieved an overall "+7" with all project elements considered, meaning that staff has found the project, in total, to be consistent with the General Plan. However, the results of staff's determination must be qualified with the fact that, placed into context, an overall "+19" or "-19" would have indicated the highest and lowest possible levels of General Plan consistency for the subject project, respectively.

A RESOLUTION OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES RELATING TO GENERAL PLAN AMENDMENT CASE NO. 2006-00015-(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") conducted a public hearing regarding General Plan Amendment Case No. 2006-00015-(2), Zone Change Case No. 2006-00012-(2), Vesting Tentative Tract Map No. 067784 and Conditional Use Permit Case No. 2006-00321-(2) on August 13, 2008; and

WHEREAS, the Commission finds as follows:

1. The applicant, Shea Presidio Red Oak LLC, proposes to create a gated residential development of 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure on 4.74 gross acres.

2. General Plan Amendment Case No. 2006-00015-(2) is a request to amend the Los Angeles Countywide General Plan ("General Plan") from Category I (Major Industrial) to Category 4 (High Density Residential- Greater Than 22 Dwelling Units Per Acre).

3. Zone Change Case No. 2006-00012-(2) is a related request to change the existing M-1 (Light Manufacturing) zoning to R-4-48U-DP (Unlimited Residence- 48 Dwelling Units Per Net Acre- Development Program).

4. Conditional Use Permit Case No. 2005-00321-(2) is a related request for approval of the Development Program zone. In addition, the subject project proposes the following modifications to the R-4 zone:

    a. Modification of the maximum permitted front yard wall and fence height of 42 inches in the R-4 zone to allow up to 60 inches.

5. Vesting Tentative Tract Map No. 067784 proposes to create one multi-family lot with 246 attached condominium units in one building on 4.74 gross acres.

6. Housing Permit Case No. 2006-00003-(2) is a related proposal for an administrative housing permit to set-aside 10 percent affordable housing for lower income households with eligibility for a 20 percent density bonus. The administrative housing permit is to be considered and approved concurrently with the related discretionary entitlements.

7. The subject property is located at 22425-22433 S. Vermont Avenue, within the Carson Zoned District and unincorporated community of West Carson.

8. The rectangular "L" shaped subject property is 4.74 gross acres (4.31 net acres) in size with flat topography. The subject property is currently occupied by a 93,000 square-foot multi-use warehouse building and adjacent parking lot.

9. The project site is currently zoned M-1. The existing M-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.

10. Surrounding zoning is M-1, A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area), R-3-17U-DP (Limited Multiple Residence- Development Program), RPD-5,000-12DU (Residential Planned Development-5,000 Square Foot Minimum Required Lot Area) to the north, M-1, R-3-17U-DP and A-1 to the east, R-3-17U-DP and A-1to the south, and A-1 and RPD-5,000-12DU to the west.

11. Surrounding land uses to the east and west consist of single-family residences, townhomes, light industrial/manufacturing and warehouses. To the south are single-family residences and townhomes, and a hospital. To the north is a mobilehome park, as well as single-family residences, townhomes, light industrial/manufacturing and warehouses.

12. Primary access to the subject property is from Vermont Avenue, a 100-foot wide major highway as depicted on the Los Angeles County Master Plan of Highways.

13. The Vesting Tentative Tract Map and Exhibit "A", dated September 20, 2007, depict one multi-family lot with 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure on 4.74 gross acres. The development extends throughout the entire project site, with one connected building wrapping around an attached parking structure. The building and parking structure are bounded by a 28.5-foot wide private driveway and fire lane, except for a 140-foot-long portion of the building along the southerly project boundary, which has a proposed seven-foot side yard setback. The structure varies from two to four stories in height, with a maximum height of 56 feet and three inches for the parking structure. The average height of the multi-family building ranges from 42 to 48 feet. Approximately 29 percent (or 1.28 acres) of the project site is proposed as open space and recreational area, to include a swimming pool, landscaping, courtyards, water fountains and planters. Primary access will be gated at the main project entrance along Vermont Avenue, with two additional separate gated emergency access driveways: one on Vermont Avenue, to the south of the main entrance and another at the termination of 225th Street at the rear of the subject property. The existing industrial-warehouse structure, along with the surface parking lot, is proposed to be demolished. Approximately 56,000 cubic yards of cut and fill grading is proposed, with 16,400 cubic yards of earthwork to be imported from offsite. There are no Oak trees existing on the subject property.

14. The subject property is located within the Major Industrial land use category of the General Plan. A General Plan Amendment to Category 4 is proposed, allowing a density greater than 22 dwelling units per gross acre on the project site. The density of the proposed residential development is 43.5 dwelling units per gross acre. A density analysis

submitted by the applicant showed the surrounding density to be 11.2 dwelling units per gross acre. Based on the density analysis, the proposed density is incompatible with the surrounding community. However, the proposed residential use is consistent with the prevailing development trends within the community, which have been transitioning from industrial to residential land uses.

15. The subject project proposes one continuous attached structure to cover more than 80 percent of the buildable area of the project site. There are no residential developments in the surrounding area that are comparable in mass to the proposed structure. The surrounding residences consist entirely of detached single-family dwelling units and townhomes. Based on the surrounding development, the proposed building mass is incompatible with the surrounding community. However, the overall design of the proposed development, along with the quality and quantity of open space and recreational areas within the development compensates for the large building mass of the structure. Urban open space is supported by the General Plan as aiding in reducing the "urban heat island effect" and providing convenient access to open space and recreational areas. Furthermore, the building height, building "step-backs" and yard setbacks of the proposed development comply with the R-4 zoning, and the proposed building "step-backs" and yard setbacks increase the project's compatibility with the surrounding area.

16. The subject project proposes to convert the existing industrial land use and zoning to high-density residential. This conversion includes the removal of existing industrial development and employment, and the elimination of existing industrial land uses and zoning. The proposal to convert the land to a residential use is inconsistent with the economic development goals and policies of the General Plan. However, the proposed residential use is consistent and compatible with the surrounding community, which has been transitioning from industrial to residential land uses.

17. Based on the analysis, the primary factor of the subject project is the proposal for residential urban infill in an urbanized area in need of revitalization. This is based on an understanding of the age, quality and type of development currently existing in the local area and the General Plan's constant emphasis of supporting and promoting infill development in the County. The proposal for infill development fulfills several important goals of the General Plan, including urban revitalization, use of existing infrastructure and services, and preservation of open space and natural resources in suburban and rural areas where development would otherwise occur. It was determined that the location of development is a key project factor in overriding other factors such as project density, building mass and loss of industrial land use base and employment.

18. The subject project proposes to set-aside 10 percent of the residential units (or 22 units) as affordable housing for lower-income households, to receive a density bonus of 40 dwelling units. The proposal for affordable housing, combined with the urban infill location, promotes General Plan goals and policies to supply affordable housing in locations that have convenient access to existing employment, public transit, community facilities and other services.

19. The subject project has been designed to meet green building certification standards. The proposal for green building promotes General Plan goals to conserve energy and natural resources. Furthermore, the proposal for green building is consistent with ongoing County efforts to respond to State laws and policies regarding climate change.

20. Based on evaluation of the above facts, the proposed development is consistent with the General Plan.

21. At the time of writing, 15 items of correspondence have been received, to include 12 letters of support, one letter in opposition, one letter with concerns regarding the proposed development, and a letter from the County Sanitation Districts of Los Angeles County. The letters of support indicate reasons for support such as the removal of the existing building as a benefit to the community, the new development enhancing the community and supporting local businesses ("stimulating the economy"), increase in compatibility with surrounding development, need for additional housing, increase in local community activity, increase in local revenue, utilizing green building principles and lack of compatibility of the existing industrial building.

    The letter in opposition and letter of concern are from the same resident. Earlier, the resident opposed the density and size of the structure, but in the subsequent letter stated concerns related to the height of the building and traffic impacts.

    The letter from the Sanitation District indicates that a public hearing notice has been received for the proposed development. The Sanitation District offered comments regarding wastewater flow rates and connection fees for wastewater discharge.

22. During the August 13, 2008 Commission public hearing, the Commission heard a presentation from staff and testimony from the applicant. No other testimony was heard.

23. During the August 13, 2008 Commission public hearing, the owner's representative gave a presentation of the proposed development and provided additional exhibits to the Commission.

24. During the August 13, 2008 Commission public hearing, after hearing all testimony, the Commission closed the public hearing and adopted the Mitigated Negative Declaration, approved Vesting Tentative Tract Map No. 067784, Conditional Use Permit Case No. 2005-00152-(2) and Housing Permit No. 2006-00003-(2), and recommend to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 2006-00015-(2), and adoption of Zone Change Case No. 2006-00012-(2).

25. The project design is required to comply with the standards of the proposed R-4-48U-DP zone. Multi-family residences are permitted in this zone pursuant to Section 22.20.340 of the Los Angeles County Code ("County Code") (Zoning Ordinance).

26. The Plan Amendment is consistent with the goals and policies of the Countywide General Plan. The project increases the supply and diversity of housing and promotes the efficient

use of land through a more concentrated pattern of urban development.

27. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health and Regional Planning.

28. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, as shown on the site plan and Vesting Tentative Tract Map No. 067784.

29. Compatibility with surrounding land uses will be ensured through the related zone change, subdivision, conditional use permit and environmental conditions.

30. 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.

31. The recommended plan amendment will not place an undue burden upon the community's ability to provide necessary facilities and services, as outlined in the preceding findings of fact and environmental documentation.

32. Approval of the recommended plan amendment is in the public interest, specifically in the interest of public health, safety, and general welfare, and is in conformity with good planning practices.

33. Approval of the recommended plan amendment will enable implementation of the various land use objectives identified, including location of higher-density residential development near existing services and infrastructure.

34. Adoption of the proposed local plan amendment will enable the development of the subject property as proposed.

35. The applicant in this case has satisfied the "Burden of Proof" for the requested General Plan Amendment which is needed and appropriate.

36. 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 less than significant effects with project mitigation for noise, air quality, traffic and emergency services. Based on the Initial Study and project revisions, a Mitigated Negative Declaration ("MND") has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program ("MMP").

37. After consideration of the attached MND and MMP 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 MND reflects the independent judgment and analysis of the Commission, and adopts the MND and attached MMP.

38. 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.

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 Mitigated Negative Declaration has been completed in compliance with CEQA, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and

3. Approve the Mitigated Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and

4. Approve and adopt the Mitigation Monitoring Program for the proposed project, incorporated in the Mitigated Negative Declaration, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and

5. Find that the recommended general plan amendment is consistent with the goals, policies and programs of the General Plan; and

6. Adopt General Plan Amendment Case No. 2006-00015-(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 by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on August 13, 2008.

_____

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

A RESOLUTION OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES RELATING TO ZONE CHANGE CASE NO. 2006-00012-(2)

WHEREAS, the Los Angeles County Regional Planning Commission ("Commission") has conducted a public hearing in the matter of Zone Change Case No. 2006-00012-(2) on August 13, 2008, and;

WHEREAS, the Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing regarding General Plan Amendment Case No. 2006-00015-(2), Vesting Tentative Tract Map No. 067784, Conditional Use Permit Case No. 2006-00321-(2) and Housing Permit Case No. 2006-00003-(2) on August 13, 2008; and

WHEREAS, the Commission finds as follows:

1. The applicant, Shea Presidio Red Oak LLC, proposes to create a gated residential development of 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure on 4.74 gross acres.

2. Zone Change Case No. 2006-00012-(2) is a request to change the existing M-1 (Light Manufacturing) zoning to R-4-48U-DP (Unlimited Residence- 48 Dwelling Units Per Net Acre- Development Program).

3. General Plan Amendment Case No. 2006-00015-(2) is a related request to amend the Los Angeles Countywide General Plan ("General Plan") from Category I (Major Industrial) to Category 4 (High Density Residential-Greater Than 22 Dwelling Units Per Acre).

4. Conditional Use Permit Case No. 2005-00321-(2) is a related request for approval of the Development Program zone. In addition, the subject project proposes the following modifications to the R-4 zone:

    a. Modification of the maximum permitted front yard wall and fence height of 42 inches in the R-4 zone to allow up to 60 inches.

5. Vesting Tentative Tract Map No. 067784 proposes to create one multi-family lot with 246 attached condominium units in one building on 4.74 gross acres.

6. Housing Permit Case No. 2006-00003-(2) is a related proposal for an administrative housing permit to set-aside 10 percent affordable housing for lower income households with eligibility for a 20 percent density bonus. The administrative housing permit is to be considered and approved concurrently with the related discretionary entitlements.

7. The subject property is located at 22425-22433 S. Vermont Avenue, within the Carson Zoned District and unincorporated community of West Carson.

8. The rectangular "L" shaped subject property is 4.74 gross acres (4.31 net acres) in size with flat topography. The subject property is currently occupied by a 93,000 square-foot multi-use warehouse building and adjacent parking lot.

9. The project site is currently zoned M-1. The existing M-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.

10. Surrounding zoning is M-1, A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area), R-3-17U-DP (Limited Multiple Residence- Development Program), RPD-5,000-12DU (Residential Planned Development-5,000 Square Foot Minimum Required Lot Area) to the north, M-1, R-3-17U-DP and A-1 to the east, R-3-17U-DP and A-1to the south, and A-1 and RPD-5,000-12DU to the west.

11. Surrounding land uses to the east and west consist of single-family residences, townhomes, light industrial/manufacturing and warehouses. To the south are single-family residences and townhomes, and a hospital. To the north is a mobilehome park, as well as single-family residences, townhomes, light industrial/manufacturing and warehouses.

12. Primary access to the subject property is from Vermont Avenue, a 100-foot wide major highway as depicted on the Los Angeles County Master Plan of Highways.

13. The Vesting Tentative Tract Map and Exhibit "A", dated September 20, 2007, depict one multi-family lot with 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure on 4.74 gross acres. The development extends throughout the entire project site, with one connected building wrapping around an attached parking structure. The building and parking structure are bounded by a 28.5-foot wide private driveway and fire lane, except for a 140-foot-long portion of the building along the southerly project boundary, which has a proposed seven-foot side yard setback. The structure varies from two to four stories in height, with a maximum height of 56 feet and three inches for the parking structure. The average height of the multi-family building ranges from 42 to 48 feet. Approximately 29 percent (or 1.28 acres) of the project site is proposed as open space and recreational area, to include a swimming pool, landscaping, courtyards, water fountains and planters. Primary access will be gated at the main project entrance along Vermont Avenue, with two additional separate gated emergency access driveways: one on Vermont Avenue, to the south of the main entrance and another at the termination of 225th Street at the rear of the subject property. The existing industrial-warehouse structure, along with the surface parking lot, is proposed to be demolished. Approximately 56,000 cubic yards of cut and fill

grading is proposed, with 16,400 cubic yards of earthwork to be imported from offsite. There are no Oak trees existing on the subject property.

14. The subject property is located within the Major Industrial land use category of the General Plan. A General Plan Amendment to Category 4 is proposed, allowing a density greater than 22 dwelling units per gross acre on the project site. The density of the proposed residential development is 43.5 dwelling units per gross acre. A density analysis submitted by the applicant showed the surrounding density to be 11.2 dwelling units per gross acre. Based on the density analysis, the proposed density is incompatible with the surrounding community. However, the proposed residential use is consistent with the prevailing development trends within the community, which have been transitioning from industrial to residential land uses.

15. The subject project proposes one continuous attached structure to cover more than 80 percent of the buildable area of the project site. There are no residential developments in the surrounding area that are comparable in mass to the proposed structure. The surrounding residences consist entirely of detached single-family dwelling units and townhomes. Based on the surrounding development, the proposed building mass is incompatible with the surrounding community. However, the overall design of the proposed development, along with the quality and quantity of open space and recreational areas within the development compensates for the large building mass of the structure. Urban open space is supported by the General Plan as aiding in reducing the "urban heat island effect" and providing convenient access to open space and recreational areas. Furthermore, the building height, building "step-backs" and yard setbacks of the proposed development comply with the R-4 zoning, and the proposed building "step-backs" and yard setbacks increase the project's compatibility with the surrounding area.

16. The subject project proposes to convert the existing industrial land use and zoning to high-density residential. This conversion includes the removal of existing industrial development and employment, and the elimination of existing industrial land uses and zoning. The proposal to convert the land to a residential use is inconsistent with the economic development goals and policies of the General Plan. However, the proposed residential use is consistent and compatible with the surrounding community, which has been transitioning from industrial to residential land uses.

17. Based on the analysis, the primary factor of the subject project is the proposal for residential urban infill in an urbanized area in need of revitalization. This is based on an understanding of the age, quality and type of development currently existing in the local area and the General Plan's constant emphasis of supporting and promoting infill development in the County. The proposal for infill development fulfills several important goals of the General Plan, including urban revitalization, use of existing infrastructure and services, and preservation of open space and natural resources in suburban and

rural areas where development would otherwise occur. It was determined that the location of development is a key project factor in overriding other factors such as project density, building mass and loss of industrial land use base and employment.

18. The subject project proposes to set-aside 10 percent of the residential units (or 22 units) as affordable housing for lower-income households, to receive a density bonus of 40 dwelling units. The proposal for affordable housing, combined with the urban infill location, promotes General Plan goals and policies to supply affordable housing in locations that have convenient access to existing employment, public transit, community facilities and other services.

19. The subject project has been designed to meet green building certification standards. The proposal for green building promotes General Plan goals to conserve energy and natural resources. Furthermore, the proposal for green building is consistent with ongoing County efforts to respond to State laws and policies regarding climate change.

20. Based on evaluation of the above facts, the proposed development is consistent with the General Plan.

21. At the time of writing, 15 items of correspondence have been received, to include 12 letters of support, one letter in opposition, one letter with concerns regarding the proposed development, and a letter from the County Sanitation Districts of Los Angeles County. The letters of support indicate reasons for support such as the removal of the existing building as a benefit to the community, the new development enhancing the community and supporting local businesses ("stimulating the economy"), increase in compatibility with surrounding development, need for additional housing, increase in local community activity, increase in local revenue, utilizing green building principles and lack of compatibility of the existing industrial building.

    The letter in opposition and letter of concern are from the same resident. Earlier, the resident opposed the density and size of the structure, but in the subsequent letter stated concerns related to the height of the building and traffic impacts.

    The letter from the Sanitation District indicates that a public hearing notice has been received for the proposed development. The Sanitation District offered comments regarding wastewater flow rates and connection fees for wastewater discharge.

22. During the August 13, 2008 Commission public hearing, the Commission heard a presentation from staff and testimony from the applicant. No other testimony was heard.

23. During the August 13, 2008 Commission public hearing, the owner's representative gave a presentation of the proposed development and provided additional exhibits to the Commission.

24. During the August 13, 2008 Commission public hearing, after hearing all testimony, the Commission closed the public hearing and adopted the Mitigated Negative Declaration, approved Vesting Tentative Tract Map No. 067784, Conditional Use Permit Case No. 2005-00152-(2) and Housing Permit No. 2006-00003-(2), and recommend to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 2006-00015-(2), and adoption of Zone Change Case No. 2006-00012-(2).

25. The project design is required to comply with the standards of the proposed R-4-48U-DP zone. Multi-family residences are permitted in this zone pursuant to Section 22.20.340 of the Los Angeles County Code ("County Code") (Zoning Ordinance).

26. The proposed change of zone from M-1 to R-4-48U-DP is consistent with the goals and objectives of the General Plan in that it will increase the supply and diversity of housing, and it will promote the efficient use of land through a more concentrated pattern of urban development.

27. The requested zone change to R-4-48U-DP is necessary to authorize the proposed development on the subject property. The related development project is consistent with the proposed R-4-48U-DP zoning classification because, pursuant to Section 22.40.040 of the County Code, property in a DP zone may be used for any use permitted in the basic zone, subject to the conditions and limitations of the conditional use permit and approved development program contained therein. Multi-family residences are permitted in the R-4-48U-DP zone by Section 22.20.340 of the Los Angeles County Code. The proposed density of 48 dwelling units per net acre is consistent with the R-4-48U-DP zone, since the zoning would allow the 246 dwelling units proposed for the subject property.

28. Modified conditions warrant revisions in the zoning of the subject property. The existing M-1 zoning classification was reflective of the previously industrial and manufacturing nature of the site and surrounding land uses within the community. However, the property is no longer suitable for future industrial activity, as it has become surrounded by single and multi-family residential development.

29. A need for the proposed zone classification exists within the community because a countywide demand exists for urban infill housing. The General Plan recognizes the limited supply of prime land available for housing and the need for more concentrated urban forms of development.

30. The subject property is a proper location for the proposed R-4-48U-DP zoning

classification and 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 practice because it is on a lot which will minimally affect surrounding single-family properties and will greatly enhance the quality of residential developments in the community. The proposed zoning classification is consistent with the land use designations of the General Plan and compatible with surrounding zoning and land uses.

31. Compatibility with surrounding land uses will be further ensured through the conditions of approval of the related conditional use permit.

32. 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 less than significant effects with project mitigation for noise, air quality, traffic and emergency services. Based on the Initial Study and project revisions, a Mitigated Negative Declaration ("MND") has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program ("MMP").

33. After consideration of the attached MND and MMP 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 MND reflects the independent judgment and analysis of the Commission, and adopts the MND and attached MMP.

34. 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.

RESOLVED that the Regional Planning Commission recommends that the Board of Supervisors of the County of Los Angeles:

1. Hold a public hearing to consider Zone Change Case No. 2006-00012-(2), a proposed change the existing M-1 zoning to R-4-48U-DP.

2. Certify completion of and approve the attached Mitigated Negative Declaration and determine that Zone Change Case No. 2005-00012-(2) will not have a significant effect upon the environment with project mitigation.

3. Find the recommended zoning is consistent with the goals, policies, and programs

of the General Plan.

4. Find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone.

5. Adopt recommended Zone Change Case No. 2006-00012-(2), changing the zoning classification on the property as depicted on the attached Exhibit and described herein above.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on August 13, 2008.

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

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES FOR CONDITIONAL USE PERMIT CASE NO. 2006-00321-(2)

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Conditional Use Permit Case No. 2006-00321-(2) on August 13, 2008. Conditional Use Permit Case No. 2006-00321-(2) was heard concurrently with General Plan Amendment Case No. 2006-00015-(2), Zone Change Case No. 2006-00012-(2) and Vesting Tentative Tract Map No. 067784.

2. The applicant, Shea Presidio Red Oak LLC, proposes a subdivision to create one multi-family lot with 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure on 4.74 gross acres.

3. A Conditional Use Permit is required to ensure compliance with the requirements of the Development Program ("DP") overlay zone, pursuant to Sections 22.40.030 and 22.40.040 of the Los Angeles County Code ("County Code").

4. Conditional Use Permit Case No. 2005-00321-(2) is a request for approval of the Development Program zone. In addition, the subject project proposes the following modifications to the R-4 zone:

    a. Modification of the maximum permitted front yard wall and fence height of 42 inches in the R-4 zone to allow up to 60 inches.

5. While the proposed front yard fence height of 60 inches exceeds the 42-inch maximum established by the R-4 zone, this fence height is requested as part of the Conditional Use Permit for the proposed development program. In accordance with the County Code, the modification is requested in order to maintain consistency with the rest of the project's exterior design and for added security measures.

6. Plan Amendment Case No. 2006-00015-(2) is a related request to amend the General Plan from Category 1 (Major Industrial) to Category 4 (High Density Residential-Greater Than 22 Dwelling Units Per Acre).

7. Zone Change Case No. 2006-00012-(2) is a related request to change the existing M-1 (Light Manufacturing) zoning to R-4-48U-DP (Unlimited Residence-Development Program).

8. Vesting Tentative Tract Map No. 067784 is a related request to create one multi-family lot with 246 attached condominium units in one building on 4.74 gross acres.

9. Housing Permit Case No. 2006-00003-(2) is a related proposal for an administrative housing permit to set-aside 10 percent affordable housing for lower income households with eligibility for a 20 percent density bonus. The administrative housing permit is to be considered and approved concurrently with the related discretionary entitlements.

10. The subject property is located at 22425-22433 S. Vermont Avenue, within the Carson Zoned District and unincorporated community of West Carson.

11. The rectangular "L" shaped subject property is 4.74 gross acres (4.31 net acres) in size with flat topography. The subject property is currently occupied by a 93,000 square-foot multi-use warehouse building and adjacent parking lot.

12. The project site is currently zoned M-1. The existing M-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.

13. Surrounding zoning is M-1, A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area), R-3-17U-DP (Limited Multiple Residence- Development Program), RPD-5,000-12DU (Residential Planned Development-5,000 Square Foot Minimum Required Lot Area) to the north, M-1, R-3-17U-DP and A-1 to the east, R-3-17U-DP and A-1to the south, and A-1 and RPD-5,000-12DU to the west.

14. Surrounding land uses to the east and west consist of single-family residences, townhomes, light industrial/manufacturing and warehouses. To the south are single-family residences and townhomes, and a hospital. To the north is a mobilehome park, as well as single-family residences, townhomes, light industrial/manufacturing and warehouses.

15. Primary access to the subject property is from Vermont Avenue, a 100-foot wide major highway as depicted on the Los Angeles County Master Plan of Highways.

16. The Vesting Tentative Tract Map and Exhibit "A", dated September 20, 2007, depict one multi-family lot with 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure on 4.74 gross acres. The development extends throughout the entire project site, with one connected building wrapping around an attached parking structure. The building and parking structure are bounded by a 28.5-foot wide private driveway and fire lane, except for a 140-foot-long portion of the building along the southerly project boundary, which has a proposed seven-foot side yard setback. The structure varies from two to four stories in height, with a maximum height of 56 feet and three inches for the parking structure. The average height of the multi-family building ranges from 42 to 48 feet. Approximately 29 percent (or 1.28 acres) of the project site is proposed as open space and recreational area, to include a swimming pool, landscaping, courtyards, water fountains and planters. Primary access will be gated at the main project entrance along Vermont Avenue, with two additional separate gated emergency access driveways: one on Vermont Avenue, to the south of the main entrance and another at the termination of 225th Street at the rear of the subject property. The existing industrial-warehouse structure, along with the surface parking lot, is proposed to be demolished. Approximately 56,000 cubic yards of cut and fill grading is proposed, with 16,400 cubic yards of earthwork to be imported from offsite. There are no Oak trees existing on the subject property.

17. The subject property is located within the Major Industrial land use category of the General Plan. A General Plan Amendment to Category 4 is proposed, allowing a density greater than 22 dwelling units per gross acre on the project site. The density of the proposed residential development is 43.5 dwelling units per gross acre. A density analysis submitted by the applicant showed the surrounding density to be 11.2 dwelling units per gross acre. Based on the density analysis, the proposed density is incompatible with the surrounding community. However, the proposed residential use is consistent with the prevailing development trends within the community, which have been transitioning from industrial to residential land uses.

18. The subject project proposes one continuous attached structure to cover more than 80 percent of the buildable area of the project site. There are no residential developments in the surrounding area that are comparable in mass to the proposed structure. The surrounding residences consist entirely of detached single-family dwelling units and townhomes. Based on the surrounding development, the proposed building mass is incompatible with the surrounding community. However, the overall design of the proposed development, along with the quality and quantity of open space and recreational areas within the development compensates for the large building mass of the structure. Urban open space is supported by the General Plan as aiding in reducing the "urban heat island effect" and providing convenient access to open space and recreational areas. Furthermore, the building height, building "step-backs" and yard setbacks of the proposed development comply with the R-4 zoning, and the proposed building "step-backs" and yard setbacks increase the project's compatibility with the surrounding area.

19. The subject project proposes to convert the existing industrial land use and zoning to high-density residential. This conversion includes the removal of existing industrial development and employment, and the elimination of existing industrial land uses and zoning. The proposal to convert the land to a residential use is inconsistent with the economic development goals and policies of the General Plan. However, the proposed residential use is consistent and compatible with the surrounding community, which has been transitioning from industrial to residential land uses.

20. Based on the analysis, the primary factor of the subject project is the proposal for residential urban infill in an urbanized area in need of revitalization. This is based on an understanding of the age, quality and type of development currently existing in the local area and the General Plan's constant emphasis of supporting and promoting infill development in the County. The proposal for infill development fulfills several important goals of the General Plan, including urban revitalization, use of existing infrastructure and services, and preservation of open space and natural resources in suburban and rural areas where development would otherwise occur. It was determined that the location of development is a key project factor in overriding other factors such as project density, building mass and loss of industrial land use base and employment.

21. The subject project proposes to set-aside 10 percent of the residential units (or 22 units) as affordable housing for lower-income households, to receive a density bonus of

40 dwelling units. The proposal for affordable housing, combined with the urban infill location, promotes General Plan goals and policies to supply affordable housing in locations that have convenient access to existing employment, public transit, community facilities and other services.

22. The subject project has been designed to meet green building certification standards. The proposal for green building promotes General Plan goals to conserve energy and natural resources. Furthermore, the proposal for green building is consistent with ongoing County efforts to respond to State laws and policies regarding climate change.

23. Based on evaluation of the above facts, the proposed development is consistent with the General Plan.

24. At the time of writing, 15 items of correspondence have been received, to include 12 letters of support, one letter in opposition, one letter with concerns regarding the proposed development, and a letter from the County Sanitation Districts of Los Angeles County. The letters of support indicate reasons for support such as the removal of the existing building as a benefit to the community, the new development enhancing the community and supporting local businesses ("stimulating the economy"), increase in compatibility with surrounding development, need for additional housing, increase in local community activity, increase in local revenue, utilizing green building principles and lack of compatibility of the existing industrial building.

    The letter in opposition and letter of concern are from the same resident. Earlier, the resident opposed the density and size of the structure, but in the subsequent letter stated concerns related to the height of the building and traffic impacts.

    The letter from the Sanitation District indicates that a public hearing notice has been received for the proposed development. The Sanitation District offered comments regarding wastewater flow rates and connection fees for wastewater discharge.

25. During the August 13, 2008 Commission public hearing, the Commission heard a presentation from staff and testimony from the applicant. No other testimony was heard.

26. During the August 13, 2008 Commission public hearing, the owner's representative gave a presentation of the proposed development and provided additional exhibits to the Commission.

27. During the August 13, 2008 Commission public hearing, after hearing all testimony, the Commission closed the public hearing and adopted the Mitigated Negative Declaration, approved Vesting Tentative Tract Map No. 067784, Conditional Use Permit Case No. 2005-00152-(2) and Housing Permit No. 2006-00003-(2), and recommend to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 2006-00015-(2), and adoption of Zone Change Case No. 2006-00012-(2).

28. The project design is required to comply with the standards of the proposed R-4-48U-DP zone. Multi-family residences are permitted in this zone pursuant to Section 22.20.340 of the Los Angeles County Code ("County Code") (Zoning Ordinance).

29. The proposed use is subject to the development standards and requirements applicable to the R-4-48U-DP zone, as set forth in Sections 22.20.340 through 22.20.400 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.

30. 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.

31. 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.

32. 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 less than significant effects with project mitigation for noise, air quality, traffic and emergency services. Based on the Initial Study and project revisions, a Mitigated Negative Declaration ("MND") has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program ("MMP").

33. After consideration of the attached MND and MMP 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 MND reflects the independent judgment and analysis of the Commission, and adopts the MND and attached MMP.

34. 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.

35. Approval of this Conditional Use Permit is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for General Plan Amendment Case No. 2005-00009-(2), Zone Change Case No. 2005-00014-(2) and Vesting Tentative Tract Map No. 063296.

36. 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.

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, 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.

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. 2005-00321-(2) is **approved**, subject to the attached conditions established by the Commission and recommended by the Los Angeles County Subdivision Committee.

DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT CASE NO. 2006-00321-(2)

Exhibit "A" Date: September 20, 2007

DRAFT CONDITIONS:

1. This grant authorizes the use of a Development Program of the subject property for 246 new attached condominium units in one attached multi-family building in a gated development, with 1.28 acres of landscaping and common open area, as depicted on the approved Exhibit "A" (dated April 24, 2007) or an approved revised Exhibit "A", subject to all of the following conditions of approval.

2. Approval of Conditional Use Permit ("CUP") Case No. 2006-00321-(2) is contingent upon approval of General Plan Amendment Case No. 2006-00015-(2) and adoption of Zone Change Case No. 2006-00012-(2) by the Los Angeles County Board of Supervisors ("Board").

3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County 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 Nos. 8 and 47.

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 five days of the approval date, remit processing fees (currently $1,926.75) 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.

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.

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. 067784. In the event that Vesting Tentative Tract Map No. 067784 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 tentative tract map and the approved Exhibit "A", dated September 20, 2007, 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. 067784.

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. This grant authorizes the following modifications as shown on the approved Exhibit "A" from the provisions set forth in Section 22.48.160 of the County Code:

    a. Modification of the maximum permitted front yard wall and fence height of 42 inches in the R-4 zone to allow up to 60 inches.

18. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.

19. A minimum of 431 automobile parking spaces, as depicted on the approved Exhibit "A" (dated September 20, 2007) 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. The requirement to provide at least two covered parking spaces for each dwelling unit as been modified in accordance with Section 22.52.1850, which allows a reduced parking rate for one-bedroom units for qualified affordable housing projects. There shall be at least 59 guest parking spaces distributed throughout the parking structure as depicted on the approved Exhibit "A" (dated September 20, 2007) 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.

20. Pursuant to Section 1129B of the Building Code, three of the 59 guest parking spaces must be an accessible parking space for the disabled (one van-accessible). 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 spaces.

21. The subject multi-family residential development has been approved with the inclusion of green building design features meeting the minimum requirements to attain green building certification under the "GreenPoint-Rated" program. Evidence of the incorporation of such design features in the project's development and construction shall be submitted to Regional Planning prior to the issuance of building permits.

22. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review prior to final map approval.

23. 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.

24. 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.

25. State in the CC&Rs that parking of recreational vehicles and outside storage shall not be allowed within the development.

26. State in the CC&Rs that any graffiti on the subject property shall be removed within 24 hours of the occurrence.

27. Disclose in the CC&Rs information related to business operations and business hours for all adjacent non-residential uses, to include information regarding noise and other nuisances.

28. An affidavit shall be recorded with the County Recorder's Office disclosing to the future residents information related to business operations and business hours for all adjacent non-residential uses, to include information regarding noise and other nuisances. A draft copy of the affidavit shall be submitted to Regional Planning for review prior to final map approval.

29. Information contained within the CC&Rs cannot be modified in any way without prior authorization from Regional Planning.

30. All utilities shall be placed underground.

31. 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").

32. 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.

33. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00 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.

34. 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.

35. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.

36. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.

37. 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.

38. 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.

39. 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.

40. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

41. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with Los Angeles County Building and Plumbing Codes.

42. 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.

43. 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.

44. 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.

45. 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.

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.

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.

47. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated herein by this reference and made conditions of this grant. The permittee shall comply with all mitigation measures in accordance with the attached Mitigation Monitoring Program ("MMP"). After completion of the appeal period, record a covenant and agreement, and submit a copy to Regional Planning for approval, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

48. Deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigations Monitoring Reports.

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES FOR VESTING TENTATIVE TRACT MAP NO. 067784

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Vesting Tentative Tract Map No. 067784 on August 13, 2008. Vesting Tentative Tract Map No. 067784 was heard concurrently with General Plan Amendment Case No. 2006-00015-(2), Zone Change Case No. 2006-00012-(2), Conditional Use Permit Case No. 2006-00321-(2) and Housing Permit Case No. 2006-00003-(2).

2. The applicant, Shea Presidio Red Oak LLC, proposes to create one multi-family lot with 246 attached condominium units in one building, on 4.74 gross acres.

3. Plan Amendment Case No. 2006-00015-(2) is a related request to amend the General Plan from Category I (Major Industrial) to Category 4 (High Density Residential- Greater Than 22 Dwelling Units Per Acre).

4. Zone Change Case No. 2006-00012-(2) is a related request to change the existing M-1 (Light Manufacturing) zoning to R-4-48U-DP (Unlimited Residence- 48 Dwelling Units Per Net Acre- Development Program).

5. Conditional Use Permit Case No. 2005-00321-(2) is a related request for approval of Conditional Use Permit Case No. 2005-00321-(2) is a request for approval of the Development Program zone. In addition, the subject project proposes the following modifications to the R-4 zone:

    a. Modification of the maximum permitted front yard wall and fence height of 42 inches in the R-4 zone to allow up to 60 inches.

6. While the proposed front yard fence height of 60 inches exceeds the 42-inch maximum established by the R-4 zone, this fence height is requested as part of the Conditional Use Permit for the proposed development program. In accordance with the County Code, the modification is requested in order to maintain consistency with the rest of the project's exterior design and for added security measures.

7. Housing Permit Case No. 2006-00003-(2) is a related proposal for an administrative housing permit to set-aside 10 percent affordable housing for lower income households with eligibility for a 20 percent density bonus. The administrative housing permit is to be considered and approved concurrently with the related discretionary entitlements.

8. The subject property is located at 22425-22433 S. Vermont Avenue, within the Carson Zoned District and unincorporated community of West Carson.

9. The rectangular "L" shaped subject property is 4.74 gross acres (4.31 net acres) in size with flat topography. The subject property is currently occupied by a 93,000 square-foot multi-use warehouse building and adjacent parking lot.

10. The project site is currently zoned M-1. The existing M-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.

11. Surrounding zoning is M-1, A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area), R-3-17U-DP (Limited Multiple Residence- Development Program), RPD-5,000-12DU (Residential Planned Development-5,000 Square Foot Minimum Required Lot Area) to the north, M-1, R-3-17U-DP and A-1 to the east, R-3-17U-DP and A-1to the south, and A-1 and RPD-5,000-12DU to the west.

12. Surrounding land uses to the east and west consist of single-family residences, townhomes, light industrial/manufacturing and warehouses. To the south are single-family residences and townhomes, and a hospital. To the north is a mobilehome park, as well as single-family residences, townhomes, light industrial/manufacturing and warehouses.

13. Primary access to the subject property is from Vermont Avenue, a 100-foot wide major highway as depicted on the Los Angeles County Master Plan of Highways.

14. The Vesting Tentative Tract Map and Exhibit "A", dated September 20, 2007, depict one multi-family lot with 246 attached condominium units in one building, varying from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure on 4.74 gross acres. The development extends throughout the entire project site, with one connected building wrapping around an attached parking structure. The building and parking structure are bounded by a 28.5-foot wide private driveway and fire lane, except for a 140-foot-long portion of the building along the southerly project boundary, which has a proposed seven-foot side yard setback. The structure varies from two to four stories in height, with a maximum height of 56 feet and three inches for the parking structure. The average height of the multi-family building ranges from 42 to 48 feet. Approximately 29 percent (or 1.28 acres) of the project site is proposed as open space and recreational area, to include a swimming pool, landscaping, courtyards, water fountains and planters. Primary access will be gated at the main project entrance along Vermont Avenue, with two additional separate gated emergency access driveways: one on Vermont Avenue, to the south of the main entrance and another at the termination of 225th Street at the rear of the subject property. The existing industrial-warehouse structure, along with the surface parking lot, is proposed to be demolished. Approximately 56,000 cubic yards of cut and fill grading is proposed, with 16,400 cubic yards of earthwork to be imported from offsite. There are no Oak trees existing on the subject property.

15. The subject property is located within the Major Industrial land use category of the General Plan. A General Plan Amendment to Category 4 is proposed, allowing a density greater than 22 dwelling units per gross acre on the project site. The density

of the proposed residential development is 43.5 dwelling units per gross acre. A density analysis submitted by the applicant showed the surrounding density to be 11.2 dwelling units per gross acre. Based on the density analysis, the proposed density is incompatible with the surrounding community. However, the proposed residential use is consistent with the prevailing development trends within the community, which have been transitioning from industrial to residential land uses.

16. The subject project proposes one continuous attached structure to cover more than 80 percent of the buildable area of the project site. There are no residential developments in the surrounding area that are comparable in mass to the proposed structure. The surrounding residences consist entirely of detached single-family dwelling units and townhomes. Based on the surrounding development, the proposed building mass is incompatible with the surrounding community. However, the overall design of the proposed development, along with the quality and quantity of open space and recreational areas within the development, compensates for the large building mass of the structure. Urban open space is supported by the General Plan as aiding in reducing the "urban heat island effect" and providing convenient access to open space and recreational areas. Furthermore, the building height, building "step-backs" and yard setbacks of the proposed development comply with the R-4 zoning, and the proposed building "step-backs" and yard setbacks increase the project's compatibility with the surrounding area.

17. The subject project proposes to convert the existing industrial land use and zoning to high-density residential. This conversion includes the removal of existing industrial development and employment, and the elimination of existing industrial land uses and zoning. The proposal to convert the land to a residential use is inconsistent with the economic development goals and policies of the General Plan. However, the proposed residential use is consistent and compatible with the surrounding community, which has been transitioning from industrial to residential land uses.

18. Based on the analysis, the primary factor of the subject project is the proposal for residential urban infill in an urbanized area in need of revitalization. This is based on an understanding of the age, quality and type of development currently existing in the local area and the General Plan's constant emphasis of supporting and promoting infill development in the County. The proposal for infill development fulfills several important goals of the General Plan, including urban revitalization, use of existing infrastructure and services, and preservation of open space and natural resources in suburban and rural areas where development would otherwise occur. It was determined that the location of development is a key project factor in overriding other factors such as project density, building mass and loss of industrial land use base and employment.

19. The subject project proposes to set-aside 10 percent of the residential units (or 22 units) as affordable housing for lower-income households, to receive a density bonus of 40 dwelling units. The proposal for affordable housing, combined with the urban infill location, promotes General Plan goals and policies to supply affordable

housing in locations that have convenient access to existing employment, public transit, community facilities and other services.

20. The subject project has been designed to meet green building certification standards. The proposal for green building promotes General Plan goals to conserve energy and natural resources. Furthermore, the proposal for green building is consistent with ongoing County efforts to respond to State laws and policies regarding climate change.

21. Based on evaluation of the above facts, the proposed development is consistent with the General Plan.

22. At the time of writing, 15 items of correspondence have been received, to include 12 letters of support, one letter in opposition, one letter with concerns regarding the proposed development, and a letter from the County Sanitation Districts of Los Angeles County. The letters of support indicate reasons for support such as the removal of the existing building as a benefit to the community, the new development enhancing the community and supporting local businesses ("stimulating the economy"), increase in compatibility with surrounding development, need for additional housing, increase in local community activity, increase in local revenue, utilizing green building principles and lack of compatibility of the existing industrial building.

    The letter in opposition and letter of concern are from the same resident. Earlier, the resident opposed the density and size of the structure, but in the subsequent letter stated concerns related to the height of the building and traffic impacts.

    The letter from the Sanitation District indicates that a public hearing notice has been received for the proposed development. The Sanitation District offered comments regarding wastewater flow rates and connection fees for wastewater discharge.

23. During the August 13, 2008 Commission public hearing, the Commission heard a presentation from staff and testimony from the applicant. No other testimony was heard.

24. During the August 13, 2008 Commission public hearing, the owner's representative gave a presentation of the proposed development and provided additional exhibits to the Commission.

25. During the August 13, 2008 Commission public hearing, after hearing all testimony, the Commission closed the public hearing and adopted the Mitigated Negative Declaration, approved Vesting Tentative Tract Map No. 067784, Conditional Use Permit Case No. 2005-00152-(2) and Housing Permit No. 2006-00003-(2), and recommend to the Los Angeles County Board of Supervisors approval of General Plan Amendment Case No. 2006-00015-(2), and adoption of Zone Change Case No. 2006-00012-(2).

26. The project design is required to comply with the standards of the proposed R-4-48U-DP zone. Multi-family residences are permitted in this zone pursuant to Section 22.20.340 of the Los Angeles County Code ("County Code") (Zoning Ordinance).

27. The proposed use is subject to the development standards and requirements applicable to the R-4-48U-DP zone, as set forth in Sections 22.20.340 through 22.20.400 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.

28. 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.

29. 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.

30. 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 less than significant effects with project mitigation for noise, air quality, traffic and emergency services. Based on the Initial Study and project revisions, a Mitigated Negative Declaration ("MND") has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program ("MMP").

31. After consideration of the attached MND and MMP 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 MND reflects the independent judgment and analysis of the Commission, and adopts the MND and attached MMP.

32. 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.

33. 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, diversity and affordability of housing, and promotes the efficient use of existing public services and infrastructure by locating new development within an urbanized area.

34. The proposed subdivision will be served by public sewer and public water systems.

35. 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.

36. 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.

37. 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.

38. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.

39. 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.

40. 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.

41. 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.

42. This 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.

43. 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 less than significant effects with project mitigation for noise, air quality, traffic and emergency services. Based on the Initial Study and project revisions, a Mitigated Negative Declaration ("MND") has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program ("MMP").

44. After consideration of the attached MND and MMP 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 MND reflects the independent judgment and analysis of the Commission, and adopts the MND and attached MMP.

45. 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.

46. 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, 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.

THEREFORE, in view of the findings of fact and conclusions presented above, Vesting Tentative Tract Map No. 067784 is **approved**, subject to the attached conditions established by the Commission and recommended by the Los Angeles County Subdivision Committee.

DEPARTMENT OF REGIONAL PLANNING — **Map Date: Sept. 20, 2007**
VESTING TENTATIVE TRACT MAP NO. 067784 — **Exhibit Map Date: Sept. 20, 2007**

DRAFT 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-4-48U-DP (Unlimited Residential- 48 Dwelling Units Per Net Acre- Development Program) zone. Also, conform to the requirements of Conditional Use Permit Case No. 2006-00321-(2) and the Mitigation Monitoring Program ("MMP").

2. Recordation of the final map is contingent upon approval of General Plan Amendment Case No. 2006-00015-(2) and adoption of Zone Change Case No. 2006-00012-(2) by the Los Angeles County Board of Supervisors ("Board").

3. Administrative approval of the associated Housing Permit Case No. 2006-00003-(2) by the Los Angeles County Regional Planning Commission ("Commission") is contingent upon approval of General Plan Amendment Case No. 2006-00015-(2) by the Board.

4. Label the interior driveways as "Private Driveway and Fire Lane" on the final map.

5. 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 September 20, 2007, to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Fire Department.

6. 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.

7. 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.

8. 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.

9. Disclose in the CC&Rs information related to business operations and business hours for all adjacent non-residential uses, to include information regarding noise and other nuisances.

10. The subject property shall be developed and maintained in substantial compliance

with the approved Exhibit Map, dated September 20, 2007.

11. An affidavit shall be recorded with the Los Angeles County Recorder's Office disclosing to the future residents information related to business operations and business hours for all adjacent non-residential uses, to include information regarding noise and other nuisances. A draft copy of the affidavit shall be submitted to Regional Planning for review prior to final map approval.

12. 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 246 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.

13. Remove all existing structures on the subject property. Submit a copy of a demolition permit or other proof of removal prior to final map approval.

14. The subdivider or successor in interest shall plant at least 38 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.

15. Within five days of the tentative map approval date, remit processing fees (currently $1,926.75) 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.

16. Within 30 days of the tentative map approval, as provided in the MMP, deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.

17. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of this project. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Plan. Record a covenant and agreement, and submit a draft copy to Regional Planning for approval prior to recordation, agreeing to the

mitigation measures imposed by the Mitigated Negative Declaration for this project.

18. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to Regional Planning. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

19. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee (currently $196,062.00) to the Los Angeles County Librarian prior to issuance of any building permit and provide proof of payment to Regional Planning.

20. No grading permit may be issued prior to final map recordation unless otherwise authorized by the Director of Regional Planning.

21. The subdivider 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 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.

22. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider 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.

Draft Conditions

Except as expressly modified herein above, this approval is subject to all those conditions set forth in the CUP and attached MMP, 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. 67784 (Rev.) TENTATIVE MAP DATED 09-20-2007
EXHIBIT MAP DATED 09-20-2007

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. 67784 (Rev.) TENTATIVE MAP DATED 09-20-2007
EXHIBIT MAP DATED 09-20-2007

7. 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.

8. Place standard condominium notes on the final map to the satisfaction of Public Works.

9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.

10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.

11. Quitclaim or relocate easements running through proposed structures.

12. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.

13. 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.

14. 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.

15. 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. 67784 (Rev.) TENTATIVE MAP DATED 09-20-2007
EXHIBIT MAP DATED 09-20-2007

16. 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

JMS
Prepared by Juan M Sarda Phone (626) 458-4921 Date Rev'd 11-19-2007
tr67784L-rev3 (Rev'd 11-19-2007).doc

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT MAP NO. 067784

REVISED TENTATIVE MAP DATED 09/20/07
EXHIBIT MAP 09/20/07

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.

2. Comply with the requirements of the drainage concept / hydrology study / Standard Urban Stormwater Mitigation Plan (SUSMP) plan, which was conceptually approved on 11/07/07, to the satisfaction of Public Works.

==========

GRADING CONDITIONS:

1. Approval of this map pertaining to grading is recommended.

2. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name _____ Date 11/07/07 Phone (626) 458-4921
ELAINE KUNITAKE

Sheet 1 of 1

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 67784
SUBDIVIDER Shea Presidio Red Oak, LLC
ENGINEER Alliance
GEOLOGIST ----------
SOILS ENGINEER ----------

TENTATIVE MAP DATED 9/20/07 (Revision)
LOCATION Torrance
GRADING BY SUBDIVIDER [Y] (Y or N) – 56k yds.^{3}
REPORT DATE ----------
REPORT DATE ----------

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 10/29/07 is attached.

Prepared by Reviewed by _____ Date 10/30/07
Charles Nestle

P:\Gmepub\Geology Review\Forms\Form02.doc
11/28/06

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

DISTRIBUTION:
___ Drainage
___ Grading
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Tentative Tract Map 67784

Location Vermont Avenue, Harbor City
Developer/Owner Shea Presidio Red Oak LLC
Engineer/Architect Alliance Land Planning and Engineering
Soils Engineer ---
Geologist ---

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning **9/20/07 (rev.)**
Previous Review Sheet Dated 7/6/07

ACTION:

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

REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of **"Manual for Preparation of Geotechnical Reports"** prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: ***http://ladpw.org/gmed/manual.pdf***

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

Prepared by Lukas Przybylo Reviewed by Yoshiya Morisaku Date 10/29/07

Lukas Przybylo

REGISTERED PROFESSIONAL ENGINEER
YOSHIYA MORISAKU
No. 67587
Exp. 6/30/08
CIVIL
STATE OF CALIFORNIA

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:\gmepub\Soils Review\Lukas\Sites\TR-67784, Vermont Ave, Harbor City, TTM-A_3.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
TRACT NO. 67784 (Rev)

TENTATIVE MAP DATE 09-20-2007
EXHIBIT MAP DATE 09-20-2007

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 Vermont Avenue.

2. Restrict access on 225th Street for emergency only.

3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on 225th Street and Vermont Avenue to the satisfaction of Public Works.

4. Repair any displaced, broken, or damaged curb, gutter, pavement, and sidewalk along the property frontage on 225th Street and Vermont Avenue to the satisfaction of Public Works.

5. Construct full width sidewalk along the property frontage on Vermont Avenue to the satisfaction of Public Works.

6. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements along the property frontage on 225th Street and Vermont Avenue to the satisfaction of Public Works.

7. Comply with the following street lighting requirements:

   a. Provide street lights on concrete poles with underground wiring along the property frontage on Vermont Avenue 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 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.

8. Plant street trees along the property frontage on Vermont Avenue to the satisfaction of Public Works.

9. 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.

10. 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.

11. Comply with any additional requirements, if any, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works

12. Prepare detailed signing and striping plans (scale 1" = 40') for the roadways and intersections identified in the approved traffic study to the satisfaction of Public Works.

Prepared by Allan Chan Phone (626) 458-4921 Date 10-24-2007
tr67784r-rev3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 67784 (Rev.)

TENTATIVE MAP DATED 09-20-2007
EXHIBIT MAP DATED 09-20-2007

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. Provide a digital copy (PDF Format) of the approved area study PC 12019AS.

3. If more than 50% of the project flows to the west or to the east, mitigation may be necessary based on the flow test measurement as stated on the approved sewer area study.

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 tentatively required, subject to review by Public Works to determine the final locations and requirements.

JMS

Prepared by Imelda Ng Phone (626) 458-4921 Date Rev'd 10-31-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 67784 (Rev)

TENTATIVE MAP DATED 09-20-2007
EXHIBIT MAP DATED 09-20-2007

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 Phone (626) 458-4921 Date 11-05-2007
tr67784w-rev3.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

R.P. - Jodie

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 67784 Map Date September 20, 2007 - Ex. A

C.U.P. _____ Vicinity Map 0756B

☐ **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 is adequate as shown on the exhibit map. All gates shall be constructed per the gate details shown on the Exhibit Map.

By Inspector: Juan C. Padilla Date November 7, 2007

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 67784 Tentative Map Date September 20, 2007 - Ex. A

Revised Report YES

☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

☒ The required fire flow for public fire hydrants at this location is **3500** gallons per minute at 20 psi for a duration of 3 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☒ Fire hydrant requirements are as follows:

Install 6 public fire hydrant(s). Verify / Upgrade existing ____ public fire hydrant(s).

Install ____ private on-site fire hydrant(s).

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☒ Other location: ____

☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

☒ Additional water system requirements maybe required when this land is further subdivided and/or during the building permit process.

☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.

☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: ____

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. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date November 7, 2007

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # 67784	DRP Map Date: 09/20/2207	SCM Date: / /	Report Date: 10/31/2007
Park Planning Area # 21	WEST CARSON		Map Type: REV. (REV RECD)

Total Units [246] = Proposed Units [246] + Exempt Units [0]

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:	1.60
IN-LIEU FEES:	$561,054

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $561,054 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, Developer Obligations/Land Acquisitions

Supv D 2nd
October 31, 2007 08:04:54
QMB02F.FRX

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 67784	DRP Map Date: 09/20/2207	SMC Date: / /	Report Date: **10/31/2007**
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)eople 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 **246** = Proposed Units **246** + Exempt Units **0**

	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	0	0.00
M.F. >= 5 Units	**2.17**	**0.0030**	**246**	**1.60**
Mobile Units	2.00	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**1.60**

Park Planning Area = **21 WEST CARSON**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.60	$350,659	**$561,054**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
			Total Provided Acre Credit:	**0.00**	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
1.60	0.00	0.00	1.60	$350,659	**$561,054**

COUNTY OF LOS ANGELES
Public Health

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

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

October 30, 2007

RFS No. 07-0027781

Tract Map No. 067784

Vicinity: Torrance

Tentative Tract Map Date: September 20, 2007 (3rd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 067784** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **California Water Service Company**, a public water system, which guarantees water connection and service to each lot. The service letter from the water company has been received and approved.

2. Sewage disposal will be provided through the public sewer and public wastewater treatment facilities of the **Los Angeles County Sanitation District #5** 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

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

June 24, 2008

PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION

Project: TR067784
Case: RENV T200600246; RCUP T200600321; RPA T200600015; RZC T200600012; RHSG T200600003

The Department of Regional Planning (DRP) staff has determined that the following changes or conditions for the project are necessary to ensure that the proposed project will not cause significant impacts upon the environment.

The permittee shall deposit the sum of $3000.00 with the Department of Regional Planning within 30 days of permit approval, in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

Mitigation Measures for: **Noise**

1. Noise impacts shall be mitigated by ensuring that the interior spaces of all units do not have any noise impacts, from exterior noise sources, which would cause the interior noise levels to exceed a decibel level of 45 dBA CNEL (24CCR). This is the maximum interior noise level permitted with the windows of a unit in the closed position. Windows that lessen the severity of exterior noise impacts shall be utilized; therefore, it is required that apartment units adjacent to the neighboring bakery/loading dock area and Vermont Avenue in the northeast section of the site be provided with windows with upgraded glazing consisting of dual pane assemblies, which will provide the highest STC rating possible. The applicant should also implement additional noise insulation measures to reduce the interior noise level limit beyond the 45 dBA CNEL. In addition, these units shall also have installation of AEBs (acoustic effective barriers) on any balconies adjacent to the loading dock area of the adjacent bakery.

2. The spa and pool area in the northeast section of the project area shall also be insulated from exterior noise produced by the bakery adjacent to the site. Los Angeles County external noise standards shall not be exceeded in this area.

3. During construction, on-site workers shall follow County Noise Ordinance requirements governing working hours and construction noise. During construction, grading, and earth material hauling activities, such work shall be prohibited on any Sunday or legal holidays, and it is suggested that work be prohibited at any other time between the weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.) in order to ensure that nearby residents are not disturbed. "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon.

4. During construction, staging and delivery areas shall be located as far as feasible from existing residences.

5. To the extent feasible, deliveries shall be staged to occur from mid-morning to mid-afternoon, to take advantage of times when residential zones are less susceptible to annoyance from outside noise. Deliveries shall be coordinated by the construction contractor to reduce the potential of trucks waiting to unload for protracted periods of time.

6. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.

7. To the extent feasible, hydraulic equipment instead of pneumatic impact tools and electric powered equipment shall be used for exterior construction work.

8. Maintaining equipment in an idling mode shall be minimized. All equipment not in use longer than five minutes shall be turned off.

9. For smaller equipment (such as, air-compressors and small pumps), line powered (electric) equipment shall be used to the extent feasible.

10. If construction of pilings are required for structural building support, they shall either be drilled and cast-in-place or sonically driven.

11. Prior to the commencement of any grading or excavation operations, construction noise barriers shall be erected between the construction site and the nearest homes to the south and west of the project site.

12. Any semi-stationary piece of equipment that operates under full power for more than sixty (60) minutes per day shall have a temporary ¾ inch plywood screen if there is a direct line-of-sight to any residential bedroom window from the equipment to homes along the eastern site perimeter.

13. All compressors, air conditioning units and other noise generating equipment should be placed as far away as feasible from the nearest sensitive receptor or residential units. Air conditioning or refrigeration equipment should not exceed 55 dBA at any point on the neighboring residential property lines.

14. The property owner(s) shall disclose to all purchasers of condominium units adjacent to the existing bakery facility, opposite the northeast section of the site, of the noise produced during intermittent loading and unloading operations during the day. It shall be disclosed that the 45 dBA (24CCR) limit inside these units can only be guaranteed when the windows to the units are closed. The property management entity shall maintain a copy of this mandatory disclosure in their records for tenants to review.

Mitigation Measures for: **Air Quality**

15. All off-road diesel powered engines used during the demolition and excavation/grading phases must utilize aqueous diesel fuels.

16. The applicant must ensure that all architectural coatings used during construction are VOC rated at 75 grams/liter or less.

17. The Project Developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:

- Keep all construction equipment in proper tune in accordance with manufacturer's specifications.
- Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more than two weeks).
- Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site.)
- Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment).
- Limit truck and equipment idling time to five minutes or less.
- Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.

18. The Project Developer shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:

- Use watering to control dust generation during demolition of structures or break-up of pavement.
- Water active grading/excavation sites and unpaved surfaces at least three times daily.
- Cover stockpiles with tarps or apply non-toxic chemical soil binders.
- Sweep daily (with water sweepers) all paved parking areas and staging areas.
- Provide daily clean-up of mud and dirt carried onto paved streets from the site.

- Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
- Install wind breaks at the windward sides of construction areas.
- Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more.
- An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.

Mitigation Measures for: **Traffic**

19. The following mitigation measures shall be the sole responsibility of the project's owners/developers to ensure that the project is to be installed and operational concurrently with the installation of the curb, gutter, and the first lift of asphalt pavement, including temporary traffic detection loops if needed:

    Vermont Avenue at West 223rd Street

    South approach: One left-turn lane, two through lanes, and one right-turn lane instead of one left turn, one through, and one shared through/right-turn lane.

    East approach: Two left-turn lanes, one through lane, and one shared through/right-turn lane instead of one left-turn lane, one through lane and one shared through/right-turn lane.

    West approach: One left-turn lane, two through lanes and one right-turn lane instead of one left-turn lane, one through lane and one shared through/right-turn lane.

    Harbor Freeway (I-110) Southbound Ramp at West 223rd Street

    West approach: Two through lanes and one right-turn lane instead of one through lane and one shared through/right-turn lane.

20. With regards to mitigating traffic impacts for the following intersection within the jurisdiction of the City of Carson:

    Harbor Freeway (I-110) Northbound Ramp at West 220th Street

    East approach: One shared through/left-turn lane and one right-turn lane instead of one shared through/left-/right-turn lane.

21. With regard to the proposed mitigation measure at the intersection of Figueroa Street and the (Harbor Freeway) I-110 northbound ramps/220th Street, which is to restripe the westbound approach of 220th Street to add a lane, the applicant and/or contractor must submit a signing & striping plan to the Carson Engineering Division for review and approval, and must acquire an encroachment permit prior to conducting any work in the public right-of-way.

22. Submit six (6) sets of engineering plans to the Caltrans office for approval of all changes proposed, along with the latest and most up to date version of the project's traffic study report.

23. Submit a 40-foot scale site plan of the project showing access locations in relationship to adjacent intersections and driveways to Mr. Matthew Dubiel of County Public Work's Land Development Review Section.

Mitigation Measures for: **Emergency Services**

24. Any installed primary entrance gates shall be equipped with a radio activated opening device, to allow emergency service personnel to gain entry by simply keying their microphones.

Mitigation Measures for: **Mitigation Compliance**

25. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Planning Commission will be on the project as changed/conditioned.

Applicant [signature] property

6-25-08
Date

[ ] No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project.

Staff

Date

STAFF USE ONLY

PROJECT NUMBER: *TR 067784*

CASES:

RENV	*T200600246*
RCUP	*T200600321*
RPA	*T200600015*
RZC	*T200600012*
RHSG	*T200600003*

*** * * * INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *April 24, 2007* Staff Member: *Rudy Silvas*

Thomas Guide: *764 B7* USGS Quad: *Torrance, California*

Location: *22433 S. Vermont Ave., Torrance*

Description of Project:

The project applicant, Shea Presidio Red Oak LLC, proposes to construct a four-story, multi-family development with a total of 246 residential condominium units. The development would consist of 143 one bedroom units, 95 two-bedroom units and eight (8) three-bedroom units. With a site area of 4.39 net acres, the proposed project would have a density of 51.9 dwelling units per acre. Altogether, the proposed project would contain 214,466 square feet of usable floor area. The proposed project would also provide 431 parking spaces in a five-level above ground parking garage, its location proposed in the north-central portion of the project site. Additional amenities would include a 1,855 square-foot fitness center with a pool and a 1,027 square-foot leasing office/business center/recreation room. All onsite structures would be demolished and the existing pavement would be removed to accommodate the proposed project. Of the 246 units proposed, 22 units are to be set aside as low-income affordable units, with the remaining 224 units at market rate. A density bonus, under the new County Ordinance regulations which permit a higher density for affordable housing, has been requested by the applicant. A general plan amendment to change the existing land use category from Industrial to Category 4 - High Density Residential (22+ units/acre) is proposed. A zone change from M-1 (Light Manufacturing) to R-4-(50)U (Unlimited Residence Zone – 50 Units/Acre) is also proposed, along with a conditional use permit for the development program. The proposed height of the residential structure is 50 feet, while the proposed height of the parking structure will be up to 54 feet.

Gross Acres: *4.74 acres*

Environmental Setting:

The existing use of the site consists of a large structure for the manufacturing of aircraft parts and storage of exhibition materials. The project site is predominantly surrounded by residential land uses with some commercial and industrial uses. Single family residential uses are generally located to the west (northwest to southwest) and multiple-family residential uses are to the south. Multiple-family residential and commercial land uses are also located east of the project site across Vermont Avenue. Commercial uses are present immediately north of the project site, while to the southeast of the project site is one parcel currently occupied by mixed industrial/auto-related uses. To the south of the project site is the Pueblo Del Sol, a 2-story condominium development. Single-family residential uses are located immediately west of the project site, and extend north to 223rd Street and south to 228th Street. Vermont Avenue borders the project site on the east.

Zoning: *Light Industrial (M-1)*

General Plan: *Industrial (I)*

Community/Area wide Plan: *N/A*

Major projects in area:

PROJECT NUMBER	DESCRIPTION & STATUS
CUP/ZC 88-192, TR46494	*Located at 22322-22418 Meyler Street, Tract 46494 was proposed for one multifamily lot with 100 detached new condominiums on 5.77 acres, with conditional use permit for 67 detached condos and a zone change to allow Light Agricultural (A-1) zoned land to be rezoned to Residential Planned Development (RPD-5,000-12U) zoning, with a minimum size lot requirement of 5,000 square feet and 12 units to the acre. Tract Map 46494 was approved, and recorded on June 4, 1990. Negative declaration issued for environmental.*
IS 04-119, PM 060843	*Located at 1157 W. 225th Street, Carson, project proposed for 4 lot parcel map with one single family residence per lot. Project still pending. Negative declaration anticipated for environmental.*
PK 85-019, CUP 84-211	*Parking permit for reduced parking, and conditional use permit to add extra beds to nursing home facility at 22617 & 22711 S. Vermont Avenue. Permits approved on July 31, 1985.*
PP 47167	*Plot plan approval for a billboard located at 22433 S. Vermont Avenue*

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
- ☒ *Caltrans*

Trustee Agencies

- ☐ None
- ☐ *US Fish & Wildlife Service*
- ☐ State Fish and Game
- ☐ State Parks

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ Resource Conservation District of Santa Monica Mountains Area
- ☐ National Forest
- ☒ *SCAQMD*
- ☒ *City of Los Angeles*
- ☒ *City of Carson*
- ☒ *City of Torrance*
- ☐ *City of Lomita*
- ☐ *City of Gardena*
- ☐ *Native American Tribal Representative*
- ☒ *CHP*
- ☒ *LAUSD*

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☐ (SCAQMD) Air Quality
- ☐ Water Resources
- ☐ Metropolitan Transportation Authority (MTA)

County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ Sheriff Department
- ☒ DPW: *Land Development, Geotechnical & Materials Engineering, Watershed Management, Waterworks and Sewer Maintenance, Traffic & Lighting, Drainage & Grading*
- ☒ Fire Department: *Fire Prevention & Hazardous Materials*
- ☒ Health Department
- ☒ County Library

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	☒	☐	☐	
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☒	☐	☐	
	4. Noise	8	☐	☒	☐	*Proximity to light industrial use*
RESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☐	☒	☐	*Proximity to Freeway*
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	
SERVICES	1. Traffic/Access	16	☐	☒	☐	
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☐	☒	☐	
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop/Hous./Emp./Rec.	24	☒	☐	☐	
	5. Mandatory Findings	25	☐	☒	☐	*Cumulative traffic*

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

Development Policy Map

1. Designation: *Urban Expansion (4)*

2. ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached) Date of printout: _____

*EIRs and/or staff reports shall utilize the most current DMS information available.

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 EIR is required to analyze only the factors not previously addressed.

Reviewed by: *Rudy Silvas* Date: *12/18/07*

Approved by: *Paul McCarthy* Date: *12/18/07*

☐ This proposed project is exempt from Fish and Game CEQA filling 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.	☐	☒	☐	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Project is located apx. 3 mi. northeast of the Palos Verdes Hills Fault Zone (Active), and located apx. 1.5 mi. north of a historical epicenter of a 4.0> greater quake, but less than 5.0< quake. Source: Los Angeles County Safety Element Map (Plate 1 – Fault Rupture Hazards and Historical Seismicity; 1980).*
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)?
c.	☐	☒	☐	Is the project site located in an area having high slope instability?
d.	☐	☐	☒	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? *A total of 52,000 cubic yards of graded material will be handled for the project.*
g.	☐	☐	☒	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? *Geotechnical/soils report must be reviewed.*
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☒ **OTHER CONSIDERATIONS**

☒ Approval of Geotechnical Report by DPW

The applicant must comply with all requirements set forth by the Department of Public Works for construction engineering.

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.	☐	☒	☐	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	☐	☒	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area?
f.	☐	☒	☐	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

Comply with approved Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan for Tract No. 067784 (approved on June 28, 2007).

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.	☐	☒	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	☐	☒	☐	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.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☒	Other factors?

High density development, gated entry

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

Comply with Mitigation Monitoring Program (MMP) for emergency services access.

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

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)? *The project is located adjacent to bakery with a loading dock area in the northeast section, and approximately 766 feet west of Interstate 110 (Harbor Freeway).*
b.	☒	☐	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *A hospital facility is located within 500 feet of the project site, south on Vermont Avenue.*
c.	☐	☐	☒	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.	☒	☐	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? *Construction related noise*
e.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☒ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Compatible Use

Comply with MMP for noise to protect residents from noise impacts associated with existing bakery, and to control construction related noise.

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.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
	☐	☒	☐	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 *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☐	☒	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? *NPDES permit required*
d.	☐	☒	☐	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.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit
☒ Plumbing Code – Ordinance No.2269
☒ Health Code – Ordinance No.7583, Chapter 5
☒ NPDES Permit Compliance (DPW)

☐ **MITIGATION MEASURES**
☐ Lot Size ☐ Project Design ☐ Compatible Use

☐ **OTHER CONSIDERATIONS**

Project construction must obtain and comply with the requirements of its National Pollutant Discharge Elimination System permit.

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.	☐	☒	☐	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.	☒	☐	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? *Proposal is for multi-family use approximately 766 feet from the I-110 (Harbor Freeway) to the east; light industrial land use abutting the subject site to the north.*
c.	☐	☐	☒	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? *Project proposes to have a five (5) level parking garage.*
d.	☐	☐	☒	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? *Project is approximately 766 feet west of the Harbor Freeway (Interstate 110); distribution warehouse located on southeast end of site; bakery/processing plant on north end of site*
e.	☐	☐	☒	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☐	☒	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	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.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Health and Safety Code – Section 40506

☒ **MITIGATION MEASURES**

☐ Project Design ☐ Air Quality Report

☒ **OTHER CONSIDERATIONS**

Comply with MMP requirements for air quality control.

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.	☐	☒	☐	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.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☐	☒	☐	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.	☐	☒	☐	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.	☐	☒	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	☐	☒	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ 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.	☐	☒	☐	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.	☐	☐	☒	Does the project site contain rock formations indicating potential paleontological resources? *Unknown paleontological resources could be encountered during the proposed project's construction phase.*
c.	☐	☒	☐	Does the project site contain known historic structures or sites?
d.	☐	☐	☒	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? *It is possible that unknown archaeological and historical resources could be encountered during the proposed project's construction phase.*
e.	☐	☐	☒	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase 1 Archaeology Report

Mitigation measures will be implemented only in the event that unknown archaeological, paleontological, and/or cultural materials are discovered during any grading or construction activity.

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.	☐	☒	☐	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.	☐	☒	☐	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.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

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.	☐	☒	☐	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.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☐	☒	☐	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.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

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.	☐	☒	☐	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.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	☐	☐	☒	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *Parking structure will be up to a maximum of 54 feet in height, residential structure up to 50 feet in height (4 stories).*
e.	☐	☐	☒	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☒	☐	Other factors (e.g., grading or landform alteration)?

☒ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

Terraced design of four stories down to two stories towards western property line abutting single family residences, and use of landscaping to buffer views of the project site from off-site residential locations, are proposed.

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 - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
				Water is treated at a Joint Water Pollution Control Plant (JWPCP)
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☒ Plumbing Code – Ordinance No. 2269

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

Comply with all requirements of the Waterworks and Sewer Maintenance Division of Public Works

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.	☐	☒	☐	Could the project create capacity problems at the district level? *Project is located within the LAUSD*
b.	☐	☐	☒	Could the project create capacity problems at individual schools that will serve the project site?
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☐	☒	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Site Dedication ☐ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

Comply with Los Angeles County Library Mitigation Fee requirements

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.	☐	☐	☒	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *Nearest County Fire Station is located at 127 W. 223rd Street, in the City of Carson, part of Los Angeles County Fire Battalion No. 7, approximately 1.3 miles east of site, and nearest County Sheriff Station is located 1.75 miles northeast of site at 21356 S. Avalon Blvd., also in the City of Carson.*
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☒	☐	☐	Other factors? *Emergency access gate*

☒ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☒ Fire Mitigation Fee

Comply with all Fire and Sheriff Department requirements, comply with Emergency Services MMP requirements for access gate.

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.	☐	☒	☐	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.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	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.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

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.	☐	☒	☐	Will the project result in an inefficient use of energy resources? *Building designed in compliance with State Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations (CCR).*
b.	☐	☐	☒	Will the project result in a major change in the patterns, scale, or character of the general area or community? *Height of structures proposed shall be two stories above average height.*
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☐	☐	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.	☒	☐	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site? *Existing use for the manufacture of aircraft parts includes the use of methyl ethyl ketone (MEK), acetone, lacquer thinner, hydraulic oil and cutting oils. All fluids are stored in gallon containers and drums.*
b.	☐	☒	☐	Are any pressurized tanks to be used on-site?
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? *Hospital within 500 feet.*
d.	☐	☒	☐	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?
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	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.	☐	☒	☐	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.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES**
☐ Toxic Clean-up Plan

☒ **OTHER CONSIDERATIONS**

Comply with all requirements of hazardous materials division of Fire Dept. to remove existing structure.

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.	☒	☐	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property? *Existing land use designation is for Industrial (I)*
b.	☒	☐	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? *Existing zoning designation is for Light Manufacturing (M-1)*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☒	☐	Other? *Project would contribute to the residential development pattern to the west and south, and to the east across Vermont Avenue.*
d.	☐	☒	☐	Would the project physically divide an established community? *Project would contribute to the residential development pattern to the west and south, and to the east across Vermont Avenue.*
e.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

Only a small southern section of the industrial corridor along the west side of Vermont Avenue in this vicinity is proposed to be changed to accommodate high density residential development housing. Planned unit developments, condominiums, already exist within 500 feet of the project site.

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.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	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.	☐	☒	☐	Could the project displace existing housing, especially affordable housing? *Project would contribute to affordable housing availability.*
d.	☐	☒	☐	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☐	☒	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

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.	☐	☒	☐	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.	☐	☐	☒	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.	☐	☒	☐	*Traffic* 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

SheaProperties

130 Vantis, Aliso Viejo, CA 92656 Phone 949-389-7000

LETTER OF TRANSMITTAL

Date: July 3, 2008

TO: **Attn: Rudy Silvas**
LA County of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

SUBJECT: **Project Mitigation Measures**

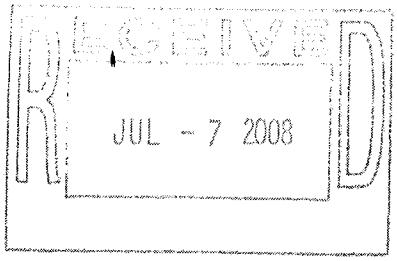
WE ARE SENDING YOU:

COPIES	DESCRIPTION
1	Original executed document

THESE ARE TRANSMITTED : For your use XX For comment For your file

Remarks:

From: Beverly Curtin
Enc.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

June 24, 2008

PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION

Project: TR067784
Case: RENV T200600246; RCUP T200600321; RPA T200600015; RZC T200600012; RHSG T200600003

The Department of Regional Planning (DRP) staff has determined that the following changes or conditions for the project are necessary to ensure that the proposed project will not cause significant impacts upon the environment.

The permittee shall deposit the sum of $3000.00 with the Department of Regional Planning within 30 days of permit approval, in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

Mitigation Measures for: **Noise**

1. Noise impacts shall be mitigated by ensuring that the interior spaces of all units do not have any noise impacts, from exterior noise sources, which would cause the interior noise levels to exceed a decibel level of 45 dBA CNEL (24CCR). This is the maximum interior noise level permitted with the windows of a unit in the closed position. Windows that lessen the severity of exterior noise impacts shall be utilized; therefore, it is required that apartment units adjacent to the neighboring bakery/loading dock area and Vermont Avenue in the northeast section of the site be provided with windows with upgraded glazing consisting of dual pane assemblies, which will provide the highest STC rating possible. The applicant should also implement additional noise insulation measures to reduce the interior noise level limit beyond the 45 dBA CNEL. In addition, these units shall also have installation of AEBs (acoustic effective barriers) on any balconies adjacent to the loading dock area of the adjacent bakery.

2. The spa and pool area in the northeast section of the project area shall also be insulated from exterior noise produced by the bakery adjacent to the site. Los Angeles County external noise standards shall not be exceeded in this area.

3. During construction, on-site workers shall follow County Noise Ordinance requirements governing working hours and construction noise. During construction, grading, and earth material hauling activities, such work shall be prohibited on any Sunday or legal holidays, and it is suggested that work be prohibited at any other time between the weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.) in order to ensure that nearby residents are not disturbed. "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon.

4. During construction, staging and delivery areas shall be located as far as feasible from existing residences.

5. To the extent feasible, deliveries shall be staged to occur from mid-morning to mid-afternoon, to take advantage of times when residential zones are less susceptible to annoyance from outside noise. Deliveries shall be coordinated by the construction contractor to reduce the potential of trucks waiting to unload for protracted periods of time.

6. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.

7. To the extent feasible, hydraulic equipment instead of pneumatic impact tools and electric powered equipment shall be used for exterior construction work.

8. Maintaining equipment in an idling mode shall be minimized. All equipment not in use longer than five minutes shall be turned off.

9. For smaller equipment (such as, air-compressors and small pumps), line powered (electric) equipment shall be used to the extent feasible.

10. If construction of pilings are required for structural building support, they shall either be drilled and cast-in-place or sonically driven.

11. Prior to the commencement of any grading or excavation operations, construction noise barriers shall be erected between the construction site and the nearest homes to the south and west of the project site.

12. Any semi-stationary piece of equipment that operates under full power for more than sixty (60) minutes per day shall have a temporary ¾ inch plywood screen if there is a direct line-of-sight to any residential bedroom window from the equipment to homes along the eastern site perimeter.

13. All compressors, air conditioning units and other noise generating equipment should be placed as far away as feasible from the nearest sensitive receptor or residential units. Air conditioning or refrigeration equipment should not exceed 55 dBA at any point on the neighboring residential property lines.

14. The property owner(s) shall disclose to all purchasers of condominium units adjacent to the existing bakery facility, opposite the northeast section of the site, of the noise produced during intermittent loading and unloading operations during the day. It shall be disclosed that the 45 dBA (24CCR) limit inside these units can only be guaranteed when the windows to the units are closed. The property management entity shall maintain a copy of this mandatory disclosure in their records for tenants to review.

Mitigation Measures for: **Air Quality**

15. All off-road diesel powered engines used during the demolition and excavation/grading phases must utilize aqueous diesel fuels.

16. The applicant must ensure that all architectural coatings used during construction are VOC rated at 75 grams/liter or less.

17. The Project Developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:

- Keep all construction equipment in proper tune in accordance with manufacturer's specifications.
- Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more than two weeks).
- Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site.)
- Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment).
- Limit truck and equipment idling time to five minutes or less.
- Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.

18. The Project Developer shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:

- Use watering to control dust generation during demolition of structures or break-up of pavement.
- Water active grading/excavation sites and unpaved surfaces at least three times daily.
- Cover stockpiles with tarps or apply non-toxic chemical soil binders.
- Sweep daily (with water sweepers) all paved parking areas and staging areas.
- Provide daily clean-up of mud and dirt carried onto paved streets from the site.

- Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
- Install wind breaks at the windward sides of construction areas.
- Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more.
- An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.

Mitigation Measures for: **Traffic**

19. The following mitigation measures shall be the sole responsibility of the project's owners/developers to ensure that the project is to be installed and operational concurrently with the installation of the curb, gutter, and the first lift of asphalt pavement, including temporary traffic detection loops if needed:

    Vermont Avenue at West 223rd Street

    South approach: One left-turn lane, two through lanes, and one right-turn lane instead of one left turn, one through, and one shared through/right-turn lane.

    East approach: Two left-turn lanes, one through lane, and one shared through/right-turn lane instead of one left-turn lane, one through lane and one shared through/right-turn lane.

    West approach: One left-turn lane, two through lanes and one right-turn lane instead of one left-turn lane, one through lane and one shared through/right-turn lane.

    Harbor Freeway (I-110) Southbound Ramp at West 223rd Street

    West approach: Two through lanes and one right-turn lane instead of one through lane and one shared through/right-turn lane.

20. With regards to mitigating traffic impacts for the following intersection within the jurisdiction of the City of Carson:

    Harbor Freeway (I-110) Northbound Ramp at West 220th Street

    East approach: One shared through/left-turn lane and one right-turn lane instead of one shared through/left-/right-turn lane.

21. With regard to the proposed mitigation measure at the intersection of Figueroa Street and the (Harbor Freeway) I-110 northbound ramps/220th Street, which is to restripe the westbound approach of 220th Street to add a lane, the applicant and/or contractor must submit a signing & striping plan to the Carson Engineering Division for review and approval, and must acquire an encroachment permit prior to conducting any work in the public right-of-way.

22. Submit six (6) sets of engineering plans to the Caltrans office for approval of all changes proposed, along with the latest and most up to date version of the project's traffic study report.

23. Submit a 40-foot scale site plan of the project showing access locations in relationship to adjacent intersections and driveways to Mr. Matthew Dubiel of County Public Work's Land Development Review Section.

Mitigation Measures for: **Emergency Services**

24. Any installed primary entrance gates shall be equipped with a radio activated opening device, to allow emergency service personnel to gain entry by simply keying their microphones.

Mitigation Measures for: **Mitigation Compliance**

25. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Planning Commission will be on the project as changed/conditioned.

Applicant _____ Date 6-25-08

[ ] No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project.

Staff _____ Date _____

MITIGATION MONITORING PROGRAM
PROJECT NO. TR067784, RCUP T200600321, RPA T200600015, RZC T200600012, RHSG T20060003

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Noise				
1. Noise impacts shall be mitigated by ensuring that the interior spaces of all units do not have any noise impacts, from exterior noise sources, which would cause the interior noise levels to exceed a decibel level of 45 dBA CNEL (24CCR). This is the maximum interior noise level permitted with the windows of a unit in the closed position. Windows that lessen the severity of exterior noise impacts shall be utilized; therefore, it is required that apartment units adjacent to the neighboring bakery/loading dock area and Vermont Avenue in the northeast section of the site be provided with windows with upgraded glazing consisting of dual pane assemblies, which will provide the highest STC rating possible. The applicant should also implement additional noise insulation measures to reduce the interior noise level limit beyond the 45 dBA CNEL. In addition, these units shall also have installation of AEBs (acoustic effective barriers) on any balconies adjacent to the loading dock area of the adjacent bakery. 2. The spa and pool area in the northeast section of the project area shall also be insulated from exterior noise produced by the bakery adjacent to the site. Los Angeles County external noise standards shall not be exceeded in this area. 3. During construction, on-site workers shall follow County Noise Ordinance requirements governing working hours and construction noise. During	Payment for implementation of noise mitigation measures to be paid prior to commencement of construction.	Monitoring to occur during construction.	Applicant	Los Angeles County Department of Regional Planning, Public Works, and Public Health

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
construction, grading, and earth material hauling activities, such work shall be prohibited on any Sunday or legal holidays, and it is suggested that work be prohibited at any other time between the weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.) in order to ensure that nearby residents are not disturbed. "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon. 4. During construction, staging and delivery areas shall be located as far as feasible from existing residences. 5. To the extent feasible, deliveries shall be staged to occur from mid-morning to mid-afternoon, to take advantage of times when residential zones are less susceptible to annoyance from outside noise. Deliveries shall be coordinated by the construction contractor to reduce the potential of trucks waiting to unload for protracted periods of time. 6. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process. 7. To the extent feasible, hydraulic equipment instead of pneumatic impact				

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
tools and electric powered equipment shall be used for exterior construction work. 8. Maintaining equipment in an idling mode shall be minimized. All equipment not in use longer than five minutes shall be turned off. 9. For smaller equipment (such as, air-compressors and small pumps), line powered (electric) equipment shall be used to the extent feasible. 10. If construction of pilings are required for structural building support, they shall either be drilled and cast-in-place or sonically driven. 11. Prior to the commencement of any grading or excavation operations, construction noise barriers shall be erected between the construction site and the nearest homes to the south and west of the project site. 12. Any semi-stationary piece of equipment that operates under full power for more than sixty (60) minutes per day shall have a temporary ¾ inch plywood screen if there is a direct line-of-sight to any residential bedroom window from the equipment to homes along the eastern site perimeter. 13. All compressors, air conditioning units and other noise generating equipment should be placed as far away as feasible from the nearest sensitive receptor or residential units. Air conditioning or refrigeration				

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
equipment should not exceed 55 dBA at any point on the neighboring residential property lines. 14. The property owner(s) shall disclose to all purchasers of condominium units adjacent to the existing bakery facility, opposite the northeast section of the site, of the noise produced during intermittent loading and unloading operations during the day. It shall be disclosed that the 45 dBA (24CCR) limit inside these units can only be guaranteed when the windows to the units are closed. The property management entity shall maintain a copy of this mandatory disclosure in their records for tenants to review.				
Air Quality				
15. All off-road diesel powered engines used during the demolition and excavation/grading phases must utilize aqueous diesel fuels. 16. The applicant must ensure that all architectural coatings used during construction are VOC rated at 75 grams/liter or less. 17. The Project Developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of	Payment for implementation of noise mitigation measures to be paid prior to commencement of construction.	Monitoring to occur during construction.	Applicant	Los Angeles County Department of Regional Planning, Public Works, and Public Health, SCAQMD

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
development. Examples of the types of measures currently required and recommended include the following: • Keep all construction equipment in proper tune in accordance with manufacturer's specifications. • Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more than two weeks). • Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost				

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site.) • Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). • Limit truck and equipment idling time to five minutes or less. • Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines				

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
to the extent feasible. 18. The Project Developer shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following: • Use watering to control dust generation during demolition of structures or break-up of pavement. • Water active grading/excavation sites and unpaved surfaces at least three times daily. • Cover stockpiles with tarps or apply non-toxic chemical soil binders. • Sweep daily (with water sweepers) all paved parking areas and staging areas. • Provide daily clean-up of mud and dirt carried onto paved streets from the site. • Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.				

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
• Install wind breaks at the windward sides of construction areas. • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more. • An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.				
Traffic				
19. The following mitigation measures shall be the sole responsibility of the project's owners/developers to ensure that the project is to be installed and operational concurrently with the installation of the curb, gutter, and the first lift of asphalt pavement, including temporary traffic detection loops if needed: Vermont Avenue at West 223rd Street South approach: One left-turn lane,	Payment for implementation of traffic mitigation measures to be paid prior to commencement of construction.	Monitoring to occur during construction.	Applicant	Los Angeles County Department of Regional Planning, Public Works, City of Carson and Caltrans.

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
two through lanes, and one right-turn lane instead of one left turn, one through, and one shared through/right-turn lane. East approach: Two left-turn lanes, one through lane, and one shared through/right-turn lane instead of one left-turn lane, one through lane and one shared through/right-turn lane. West approach: One left-turn lane, two through lanes and one right-turn lane instead of one left-turn lane, one through lane and one shared through/right-turn lane. <u>Harbor Freeway (I-110) Southbound Ramp at West 223rd Street</u> West approach: Two through lanes and one right-turn lane instead of one through lane and one shared through/right-turn lane. 20. With regards to mitigating traffic impacts for the following intersection within the jurisdiction of the City of Carson: <u>Harbor Freeway (I-110) Northbound Ramp at West 220th Street</u> East approach: One shared through/left-turn lane and one right-turn lane instead of one shared through/left-/right-turn lane. 21. With regard to the proposed mitigation measure at the intersection				

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
of Figueroa Street and the (Harbor Freeway) I-110 northbound ramps/220th Street, which is to restripe the westbound approach of 220th Street to add a lane, the applicant and/or contractor must submit a signing & striping plan to the Carson Engineering Division for review and approval, and must acquire an encroachment permit prior to conducting any work in the public right-of-way. 22. Submit six (6) sets of engineering plans to the Caltrans office for approval of all changes proposed, along with the latest and most up to date version of the project's traffic study report. 23. Submit a 40-foot scale site plan of the project showing access locations in relationship to adjacent intersections and driveways to Mr. Matthew Dubiel of County Public Work's Land Development Review Section.				
Emergency Services				
24. Any installed primary entrance gates shall be equipped with a radio activated opening device, to allow emergency service personnel to gain entry by simply keying their microphones.	Payment for implementation of emergency services measures to be paid prior to commencement of construction.	Monitoring to occur during scheduled maintenance or checks.	Applicant	Los Angeles County Sheriff Fire Departments
Mitigation Compliance				

MITIGATION MONITORING PROGRAM
PROJECT NO. TR067784, RCUP T200600321, RPA T200600015, RZC T200600012, RHSG T20060003

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
25. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.	Submittal and approval of annual Mitigation Compliance Report. Replenishment of Mitigation Monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Annually	Applicant	Los Angeles County Dept. of Regional Planning

AGENDA ITEM NOS.
10 a, b, c, d, e

VESTING TENTATIVE
TRACT MAP NO. 067784

BURDENS OF PROOF

REGIONAL PLANNING
COMMISSION
PUBLIC HEARING

AUGUST 13, 2008

22425 – 22433 SOUTH VERMONT AVENUE
GENERAL PLAN AMENDMENT
BURDEN OF PROOF

The Applicant proposes to amend the County of Los Angeles General Plan Land Use Policy Map to replace the Industrial designation with a High Density Residential designation.

1. A need for the proposed general plan amendment exists.

The Los Angeles General Plan Land Use Policy Map currently classifies the project site as Industrial, which does not permit residential development. High Density Residential areas are suitable for medium and high-rise apartments and condominiums three or more stories in height, with densities generally exceeding 22 units per gross acre.

The proposed general plan amendment would allow for the development of a varying two- to four-story residential building containing 246 residential units on an approximately 4.39 net- (and 4.74 gross-) acre property (the "Project"). The Project will consist of a combination of one, two and three bedroom units and will set aside 22 units for lower income housing in a community characterized by predominantly residential land uses. While commercial and industrial uses existed in this general area in the past, the more recent trend based on unmet local housing demand has been toward multi-family residential development. Multi-family housing borders the proposed Project site to the south and to the east, while single family residential uses are directly to the west of the Project site. The proposed general plan amendment is necessary to accommodate the Project, which is consistent with the surrounding residential areas and will provide much-needed new, quality market-rate and affordable housing. The new housing will be located in proximity to jobs, services and public transportation and will promote development compatible with area land use patterns by redeveloping one of the last remaining industrial sites in the local vicinity to be consistent with surrounding residential uses. This change in use represents a significant physical improvement to the surrounding area and helps complete a residential neighborhood in transition, while not affecting the County's core industrial infrastructure areas.

2. The particular general plan amendment is appropriate and proper.

The general plan amendment is appropriate and proper because it is a necessary precursor to the Project, which is compatible with surrounding residential uses, will replace and improve a current underutilized industrial site that no longer fits with surrounding uses, and will provide a significant amount of new housing, including housing for lower income households, located near jobs, services and public transportation. As discussed below, the Project is consistent with several important General Plan goals.

General Plan Land Use Element Goal Number 2 is "[t]o maintain and enhance the quality of existing residential neighborhoods." The Project site is bordered by a condominium development to the south and east, and single-family residences to the west. Additional single- and multi-family residential uses are located across Vermont Avenue to the east. The Project will replace an industrial site that is no longer compatible with the predominantly residential surrounding uses and development trends in the area. The proposed Project also provides an

appropriate transition between the remaining industrial land uses to the north and the nearby 110 Harbor Freeway to the east, and the residential uses to the east, west, and south. The Project's design facilitates this transition by incorporating a dramatic reduction in height along the western portion of the project to complement the single family residential uses to the west. The building on this side is stepped down from four- to three- and two-stories, and is enhanced by pitched, residential-style roofs and other design elements. The Project is also designed with a variable 33- to 34-foot wide setback along its western property line, providing a further physical buffer between the Project and the single-family development to the west. Moreover, the building incorporates pocket courtyards which allow a greater number of residential units to open onto a landscaped setting. Importantly, this feature also limits the massing of the building's facades, thereby helping to break up the overall building massing. The building's eastern side similarly complements the industrial and light commercial uses along Vermont Avenue through a variation of sloped and flat roof elements and appropriately ornate facades.

Additionally, the Project's proposed density is appropriate for this area. With its mix of residential, commercial, and light industrial uses, the area combines a variety of densities and uses. From a seven-story, high density hospital to the north of the Project site, to the R-3 condo uses surrounding the Project to the south and east, the range of existing densities supports the proposed Project. Moreover, the Project's thoughtful design incorporates significant open space and setbacks to minimize any impacts of the increased density.

Furthermore, lighting will be designed so as to minimize impacts on adjacent residential uses, the existing cul-de-sac west of the Project will be preserved and enhanced with new emergency access for the single-family residential neighborhood, and the Project's traffic impacts will be mitigated. In addition, by locating higher density along Vermont Avenue and orienting the Project away from existing residential streets, the Project helps to protect nearby neighborhoods and is complementary to the surrounding area. Therefore, the Project is complementary to the existing mix of residential and commercial/light industrial uses that surround the site and will enhance the quality of those existing neighborhoods.

In addition, Goal Numbers 1 and 3 in the General Plan Housing Element encourage "[a] sufficient quantity of dwelling units to meet the housing needs of the population, particularly those of lower-income households" and "[a] housing supply that ranges broadly enough in price and rent to enable all households, regardless of income, to secure adequate affordable housing." According to the 2005 General Plan Progress Report prepared by the Department of Regional Planning, nearly 30,000 housing units – including both affordable and market rate – are still needed within unincorporated County areas to meet housing needs generated between January 1998 and June 2005. In addition to creating much-needed market rate units, the Project will set aside 22 units as affordable housing for lower income persons. These units will be dispersed evenly throughout the Project and will have the same design of other units within the Project in terms of appearance, material and finished quality. There also is a critical need for higher-density housing near multipurpose urban centers, existing jobs and public transportation, as well as renovation of currently deteriorating industrial areas. The Project helps to fill some of this need.

Further, Goal Number 4 in the General Plan Housing Element emphasizes the importance of providing housing that is "accessible to employment and community services for all persons."

Among the many employers and community services near the Project is the Harbor-UCLA Medical Center, an internationally acclaimed research and treatment facility that employs over 3,600 persons. Two Kaiser Permanente hospital facilities are also located within one mile of the Project site. The Project site is also conveniently located within a half mile of the Carson Veteran Park, the Normandale Recreational Center, Fire Station #36, and both elementary and middle schools. Further community amenities located within 2 miles include four additional public parks, a regional library, a high school, and a sheriff station. The site is easily accessed by the 110 Harbor Freeway. Moreover, four transit agencies provide public transit services near the Project site: Metropolitan Transportation Authority (Metro), Los Angeles Department of Transportation (LADOT), Municipal Area Express (MAX), and Carson Circuit. The Project site is well-served by public transit, with seven fixed bus routes operating within the vicinity of the Project site, and bus stops located on the east and west sides of Vermont Avenue, south of 223rd Street.

In addition to its consistency with the County's General Plan land use and housing elements, the Project meets the established goals and objectives of the Southern California Association of Governments' (SCAG) Regional Comprehensive Plan and Guide, which addresses regional development and forecasts growth within the SCAG jurisdiction. SCAG policies which the Project meets include:

- Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment;
    - The proposed Project satisfies this SCAG policy by offering 246 dwelling units, including 22 units affordable to lower income households. This represents a significant contribution to the County's housing stock in a range of income levels.
- Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as public education, housing, health care, child care, social services, recreational facilities, law enforcement and fire protection;
    - The proposed Project would provide housing within easy access to community services for the Project's residents. The Project site is conveniently located within a half mile of the Carson Veteran Park, the Normandale Recreational Center, Fire Station #36, and both elementary and middle schools. Further community amenities located within 2 miles include four additional public parks, a regional library, a high school, and a sheriff station.
- Support provisions and incentives created by local jurisdictions to attract housing growth in job rich subregions and job growth in housing rich subregions;

- The Project site is located in close proximity to significant employment opportunities: among the many employers and community services near the Project is the Harbor-UCLA Medical Center and two Kaiser Permanente hospital facilities.

- Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled and create opportunities for residents to walk or bike;

    - The proposed Project's convenient location encourages the use of public transit, with four transit agencies providing a range of transit opportunities near the Project site. Seven fixed bus routes run within the vicinity of the Project site, and bus stops are located on the east and west sides of Vermont Avenue, south of 223rd Street.

- Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment;

    - The Project is easily accessed by numerous transit options, including the 110 Harbor freeway and several bus lines. Moreover, the proposed Project would involve the redevelopment of a currently under-utilized industrial site that is no longer compatible with the surrounding uses and development trends in the area.

- Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems and activity centers;

    - As stated above, the proposed 246-unit residential Project would be located within an area well-served by public transportation, with seven fixed bus routes running within the vicinity of the Project site, and bus stops located on the east and west sides of Vermont Avenue, south of 223rd Street.

- Promote transportation friendly development by encouraging land use development patterns that complement transportation investments; and

    - By locating the proposed residential development project in close proximity to seven bus lines, as well as the 110 Harbor Freeway, the Project would complement the region's transportation investments.

As discussed previously, the design of the proposed Project would enhance the visual character of this community by removing an unattractive and dated industrial use, and replacing it with appropriately designed residential uses. The new development allows an opportunity for a design which is sensitive to adjacent residential uses and complements the character of the area.

Utilizing a general plan amendment, zone change and density bonus to maximize the density potential of the Project is appropriate at the Project site, which is located within an urbanized setting near job centers and along a transportation corridor, and adequately served by necessary utilities and other facilities.

3. Modified conditions warrant a revision to the County of Los Angeles General Plan as it pertains to the area or district under consideration.

The need for housing in the area and within the region has increased over the last several years. The recent revision to the Housing Element of the General Plan notes that population growth has outpaced housing production in the past decade, resulting in a housing shortage, which particularly prejudices lower-income persons. According to the 2005 General Plan Progress Report prepared by the Department of Regional Planning, nearly 30,000 housing units – including both affordable and market rate – are still needed within unincorporated County areas to meet housing needs generated between January 1998 and June 2005. There also is a substantial need for high-density housing near multipurpose urban centers, existing jobs and public transportation as well as renovation of currently deteriorating industrial areas.

Goal Numbers 1 and 3 in the General Plan Housing Element encourage "[a] sufficient quantity of dwelling units to meet the housing needs of the population, particularly those of lower-income households" and "[a] housing supply that ranges broadly enough in price and rent to enable all households, regardless of income, to secure adequate affordable housing." In addition to creating much-needed market rate units, the Project will set aside 22 units as affordable housing for lower income persons. These units will be dispersed evenly throughout the Project and will have the same design of other units within the Project in terms of appearance, material and finished quality.

Goal Number 2 in the General Plan Land Use Element is "[t]o maintain and enhance the quality of existing residential neighborhoods." The Project site is bordered by a condominium development to the south and single-family residences to the west. Additional multi-family residential development is located across Vermont Avenue to the east. The Project will replace an industrial site that is no longer compatible with the predominantly residential surrounding uses and development trends in the area. As discussed above, the proposed Project provides an appropriate transition between the remaining industrial land uses to the north and the nearby 110 Harbor Freeway to the east, and the residential uses to the east, west, and south. This is accomplished through a series of design elements, including a dramatic height reduction from four-stories to two- and three-stories adjacent to the single family residential uses, articulated building facades, and pitched roofs to echo the surrounding residential uses. Therefore, the Project is complementary to the existing mix of residential uses that surround the site and will enhance the quality of those existing neighborhoods.

Further, Goal Number 4 in the General Plan Housing Element emphasizes the importance of providing housing that is "accessible to employment and community services for all persons." Among the many employers and community services near the Project is the Harbor-UCLA Medical Center, an internationally acclaimed research and treatment facility that employs over 3,600 persons. Two Kaiser Permanente hospital facilities are also located within one mile of the Project site. The Project site is also conveniently located within a half mile of the Carson

Veteran Park, the Normandale Recreational Center, Fire Station #36, and both elementary and middle schools. Further community amenities located within 2 miles include four additional public parks, a regional library, a high school, and a sheriff station. The site is easily accessed by the 110 Harbor Freeway. Moreover, four transit agencies provide public transit services near the Project site: Metro, LADOT, MAX, and Carson Circuit. The Project site is well-served by public transit, with seven fixed bus routes operating within the vicinity of the Project site, and bus stops located on the east and west sides of Vermont Avenue, south of 223rd Street.

4. Approval of the proposed general plan amendment at such location will be in the interest of public health, safety and general welfare and in conformity with good planning practices.

The proposed Project will help meet local and regional demand for housing by providing a two- to four-story residential building on an approximately four-acre property. The proposed amendment would allow much-needed residential uses compatible with adjacent uses. The proposed residential uses would complement the adjacent and nearby mix of residential development, which ranges from single family to R3 density. Access to and from the Project will be from Vermont Avenue, and an existing cul-de-sac just west of and terminating at the Project site will be preserved, thereby protecting the health, safety and general welfare of the existing single family residential neighborhood adjacent to the Project site. Housing will be constructed in close proximity to existing jobs in the surrounding area and in immediate proximity to public transportation.

The proposed Project would provide an appropriate transition between the remaining industrial land uses to the north and the nearby 110 Harbor Freeway to the east, and the residential uses to the east, west, and south. The Project's design facilitates this transition by incorporating a dramatic reduction in height along the western portion of the project to complement the single family residential uses to the west. The building on this side is stepped down from four- to three- and two-stories, and is enhanced by pitched, residential-style roofs and other design elements. The Project is also designed with a variable 33- to 34-foot wide setback along its western property line, providing a further physical buffer between the Project and the single-family development to the west. Moreover, the building incorporates pocket courtyards which allow a greater number of residential units to open onto a landscaped setting. Importantly, this feature also limits the massing of the building's facades, thereby helping to break up the overall building massing. The building's eastern side similarly complements the industrial and light commercial uses along Vermont Avenue through a variation of sloped and flat roof elements and appropriately ornate facades.

The Project's proposed density is appropriate for this area. With its mix of residential, commercial, and light industrial uses, the area combines a variety of densities and uses. From a seven-story, high density hospital to the north of the Project site, to the R-3 condo uses surrounding the Project to the south and east, the range of existing densities supports the proposed Project. Moreover, the Project's thoughtful design incorporates significant open space and setbacks to minimize any impacts of the increased density.

Additional design features will ensure the compatibility of the proposed Project within the community. For instance, lighting will be designed so as to minimize impacts on adjacent

residential uses, the existing cul-de-sac west of the Project will be preserved and enhanced with new emergency access for the single-family residential neighborhood, and the Project's traffic impacts will be mitigated. In addition, by locating higher density along Vermont Avenue and orienting the Project away from existing residential streets, the Project helps to protect nearby neighborhoods and is complementary to the surrounding area. Thus, the amendment is consistent with good planning practices.

The current General Plan emphasizes that the public health and general welfare mandate increased residential housing opportunities, particularly for lower and moderate income persons. The Project satisfies this mandate by offering 22 affordable units, to be dispersed throughout the Project. The General Plan also states that good planning practices require development of high-density housing near multipurpose urban centers, existing jobs and public transportation and replacement of currently deteriorating industrial areas.

Goal Numbers 1 and 3 in the General Plan Housing Element encourage "[a] sufficient quantity of dwelling units to meet the housing needs of the population, particularly those of lower-income households" and "[a] housing supply that ranges broadly enough in price and rent to enable all households, regardless of income, to secure adequate affordable housing." In addition to creating much-needed market rate units, the Project will set aside 22 units as affordable housing for lower income persons. These units will be dispersed evenly throughout the Project and will have the same design of other units within the Project in terms of appearance, material and finished quality.

Goal Number 2 in the General Plan Land Use Element is "[t]o maintain and enhance the quality of existing residential neighborhoods." The Project site is bordered by a condominium development to the south and single-family residences to the west. Additional residential development is located across Vermont Avenue to the east. The Project will replace an industrial site that is no longer compatible with the surrounding uses and development trends in the area. Therefore, the Project is complementary to the existing mix of residential uses that surround the site and will enhance the quality of those existing neighborhoods.

Further, Goal Number 4 in the General Plan Housing Element emphasizes the importance of providing housing that is "accessible to employment and community services for all persons." Among the many employers and community services near the Project is the Harbor-UCLA Medical Center, an internationally acclaimed research and treatment facility that employs over 3,600 persons. Two Kaiser Permanente hospital facilities are also located within one mile of the Project site. The Project site is also conveniently located within a half mile of the Carson Veteran Park, the Normandale Recreational Center, Fire Station #36, and both elementary and middle schools. Further community amenities located within 2 miles include four additional public parks, a regional library, a high school, and a sheriff station. The site is easily accessed by the 110 Harbor Freeway. As noted above, the Project is located close to transportation services, including bus service provided by Metro, LADOT, MAX, and Carson Circuit. Seven fixed bus routes operate within the vicinity of the Project site, and bus stops located on the east and west sides of Vermont Avenue, south of 223rd Street.

In addition to its consistency with the County's General Plan land use and housing elements and MTA transit policies, the Project meets the established goals and objectives of the

Southern California Association of Governments' (SCAG) Regional Comprehensive Plan and Guide, which addresses regional development and forecasts growth within the SCAG jurisdiction. SCAG policies which the Project meets include:

- Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment;
    - The proposed Project satisfies this SCAG policy by offering 246 dwelling units, including 22 units affordable to lower income households. This represents a significant contribution to the County's housing stock in a range of income levels.
- Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as public education, housing, health care, child care, social services, recreational facilities, law enforcement and fire protection;
    - The proposed Project would provide housing within easy access to community services for the Project's residents. The Project site is conveniently located within a half mile of the Carson Veteran Park, the Normandale Recreational Center, Fire Station #36, and both elementary and middle schools. Further community amenities located within 2 miles include four additional public parks, a regional library, a high school, and a sheriff station.
- Support provisions and incentives created by local jurisdictions to attract housing growth in job rich subregions and job growth in housing rich subregions;
    - The Project site is located in close proximity to significant employment opportunities: among the many employers and community services near the Project is the Harbor-UCLA Medical Center and two Kaiser Permanente hospital facilities.
- Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled and create opportunities for residents to walk or bike;
    - The proposed Project's convenient location encourages the use of public transit, with four transit agencies providing a range of transit opportunities near the Project site. Seven fixed bus routes run within the vicinity of the Project site, and bus stops are located on the east and west sides of Vermont Avenue, south of 223rd Street.

- Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment;

    - The Project is easily accessed by numerous transit options, including the 110 Harbor freeway and several bus lines. Moreover, the proposed Project would involve the redevelopment of a currently under-utilized industrial site that is no longer compatible with the surrounding uses and development trends in the area.

- Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems and activity centers;

    - As stated above, the proposed 246-unit residential Project would be located within an area well-served by public transportation, with seven fixed bus routes running within the vicinity of the Project site, and bus stops located on the east and west sides of Vermont Avenue, south of 223rd Street.

- Promote transportation friendly development by encouraging land use development patterns that complement transportation investments; and

    - By locating the proposed residential development project in close proximity to seven bus lines, as well as the 110 Harbor Freeway, the Project would complement the region's transportation investments.

As discussed previously, the design of the proposed Project would enhance the visual character of this community by removing an unattractive and dated industrial use, and replacing it with appropriately designed residential uses. The new development allows an opportunity for a design which is sensitive to adjacent residential uses and complements the character of the area.

The proposed general plan amendment will enable development of the Project, which will further the aforementioned goals.

22425 – 22433 SOUTH VERMONT AVENUE
ZONE CHANGE
BURDEN OF PROOF

The Applicant proposes to rezone the Project Site from M-1 to R-4-47U-DP.

1. A need for the proposed zone change exists.

The property is currently zoned "M-1" Light Manufacturing." The M-1 Zone generally allows uses permitted in the Light Agriculture Zone (A-1) and Commercial Manufacturing Zone (C-M) (with some exceptions), as well as a variety of specific manufacturing uses detailed in Code Section 22.32.040(B). Multi-family dwelling units are not permitted in the M-1 Zone, whereas a variety of residential dwellings, including apartment houses and condominiums, are permitted in the R-4 Zone.

The proposed zone change is necessary to allow for the development of a varying two- to four-story residential building containing 246 residential units on an approximately 4.39 net- (and 4.74 gross-) acre property (the "Project"). The Project will consist of a combination of one, two and three bedroom units and will set aside 22 units for lower income housing in a community characterized by predominantly residential land uses. While commercial and industrial uses existed in this general area in the past, the more recent trend based on unmet local housing demand has been toward multi-family residential development. Multi-family housing borders the proposed Project site to the south and to the east, while single family residential uses are directly to the west of the Project site. The proposed zone change is necessary to accommodate the Project, which is consistent with the surrounding residential areas and will provide much-needed new, quality market-rate and affordable housing. The new housing will be located in proximity to jobs, services and public transportation and will promote development compatible with area land use patterns by redeveloping one of the last remaining industrial sites in the local vicinity to be consistent with surrounding residential uses.

2. The particular zone change is appropriate and proper.

The zone change is appropriate and proper because it is a necessary precursor to the Project, which is compatible with surrounding residential uses, will replace and improve a current underutilized industrial site that no longer fits with surrounding uses, and will provide a significant amount of new housing, including housing for lower income households, located near jobs, services and public transportation. As discussed below, the Project is consistent with several important General Plan goals.

General Plan Land Use Element Goal Number 2 is "[t]o maintain and enhance the quality of existing residential neighborhoods." The Project site is bordered by a condominium development to the south and east, and single-family residences to the west. Additional single- and multi-family residential uses are located across Vermont Avenue to the east. The Project will replace an industrial site that is no longer compatible with the predominantly residential surrounding uses and development trends in the area. The proposed Project also provides an appropriate transition between the remaining industrial land uses to the north and the nearby 110 Harbor Freeway to the east, and the residential uses to the east, west, and south. The Project's

design facilitates this transition by incorporating a dramatic reduction in height along the western portion of the project to complement the single family residential uses to the west. The building on this side is stepped down from four- to three- and two-stories, and is enhanced by pitched, residential-style roofs and other design elements. The Project is also designed with a variable 33- to 34-foot wide setback along its western property line, providing a further physical buffer between the Project and the single-family development to the west. Moreover, the building incorporates pocket courtyards which allow a greater number of residential units to open onto a landscaped setting. Importantly, this feature also limits the massing of the building's facades, thereby helping to break up the overall building massing. The building's eastern side similarly complements the industrial and light commercial uses along Vermont Avenue through a variation of sloped and flat roof elements and appropriately ornate facades.

Additionally, the Project's proposed density is appropriate for this area. With its mix of residential, commercial, and light industrial uses, the area combines a variety of densities and uses. From a seven-story, high density hospital to the north of the Project site, to the R-3 condo uses surrounding the Project to the south and east, the range of existing densities supports the proposed Project. Moreover, the Project's thoughtful design incorporates significant open space and setbacks to minimize any impacts of the increased density.

Furthermore, lighting will be designed so as to minimize impacts on adjacent residential uses, the existing cul-de-sac west of the Project will be preserved and enhanced with new emergency access for the single-family residential neighborhood, and the Project's traffic impacts will be mitigated. In addition, by locating higher density along Vermont Avenue and orienting the Project away from existing residential streets, the Project helps to protect nearby neighborhoods and is complementary to the surrounding area. Therefore, the Project is complementary to the existing mix of residential and commercial/light industrial uses that surround the site and will enhance the quality of those existing neighborhoods.

In addition, Goal Numbers 1 and 3 in the General Plan Housing Element encourage "[a] sufficient quantity of dwelling units to meet the housing needs of the population, particularly those of lower-income households" and "[a] housing supply that ranges broadly enough in price and rent to enable all households, regardless of income, to secure adequate affordable housing." According to the 2005 General Plan Progress Report prepared by the Department of Regional Planning, nearly 30,000 housing units – including both affordable and market rate – are still needed within unincorporated County areas to meet housing needs generated between January 1998 and June 2005. In addition to creating much-needed market rate units, the Project will set aside 22 units as affordable housing for lower income persons. These units will be dispersed evenly throughout the Project and will have the same design of other units within the Project in terms of appearance, material and finished quality. There also is a critical need for higher-density housing near multipurpose urban centers, existing jobs and public transportation, as well as renovation of currently deteriorating industrial areas. The Project helps to fill some of this need.

Further, Goal Number 4 in the General Plan Housing Element emphasizes the importance of providing housing that is "accessible to employment and community services for all persons." Among the many employers and community services near the Project is the Harbor-UCLA Medical Center, an internationally acclaimed research and treatment facility that employs over

3,600 persons. Two Kaiser Permanente hospital facilities are also located within one mile of the Project site. The Project site is also conveniently located within a half mile of the Carson Veteran Park, the Normandale Recreational Center, Fire Station #36, and both elementary and middle schools. Further community amenities located within 2 miles include four additional public parks, a regional library, a high school, and a sheriff station. The site is easily accessed by the 110 Harbor Freeway. Moreover, four transit agencies provide public transit services near the Project site: Metropolitan Transportation Authority (Metro), Los Angeles Department of Transportation (LADOT), Municipal Area Express (MAX), and Carson Circuit. The Project site is well-served by public transit, with seven fixed bus routes operating within the vicinity of the Project site, and bus stops located on the east and west sides of Vermont Avenue, south of 223rd Street.

In addition to its consistency with the County's General Plan land use and housing elements, the Project meets the established goals and objectives of the Southern California Association of Governments' (SCAG) Regional Comprehensive Plan and Guide, which addresses regional development and forecasts growth within the SCAG jurisdiction. SCAG policies which the Project meets include:

- Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment;
    - The proposed Project satisfies this SCAG policy by offering 246 dwelling units, including 22 units affordable to lower income households. This represents a significant contribution to the County's housing stock in a range of income levels.
- Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as public education, housing, health care, child care, social services, recreational facilities, law enforcement and fire protection;
    - The proposed Project would provide housing within easy access to community services for the Project's residents. The Project site is conveniently located within a half mile of the Carson Veteran Park, the Normandale Recreational Center, Fire Station #36, and both elementary and middle schools. Further community amenities located within 2 miles include four additional public parks, a regional library, a high school, and a sheriff station.
- Support provisions and incentives created by local jurisdictions to attract housing growth in job rich subregions and job growth in housing rich subregions;
    - The Project site is located in close proximity to significant employment opportunities: among the many employers and community services near

the Project is the Harbor-UCLA Medical Center and two Kaiser Permanente hospital facilities.

- Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled and create opportunities for residents to walk or bike;

    - The proposed Project's convenient location encourages the use of public transit, with four transit agencies providing a range of transit opportunities near the Project site. Seven fixed bus routes run within the vicinity of the Project site, and bus stops are located on the east and west sides of Vermont Avenue, south of 223rd Street.

- Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment;

    - The Project is easily accessed by numerous transit options, including the 110 Harbor freeway and several bus lines. Moreover, the proposed Project would involve the redevelopment of a currently under-utilized industrial site that is no longer compatible with the surrounding uses and development trends in the area.

- Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems and activity centers;

    - As stated above, the proposed 246-unit residential Project would be located within an area well-served by public transportation, with seven fixed bus routes running within the vicinity of the Project site, and bus stops located on the east and west sides of Vermont Avenue, south of 223rd Street.

- Promote transportation friendly development by encouraging land use development patterns that complement transportation investments; and

    - By locating the proposed residential development project in close proximity to seven bus lines, as well as the 110 Harbor Freeway, the Project would complement the region's transportation investments.

As discussed previously, the design of the proposed Project would enhance the visual character of this community by removing an unattractive and dated industrial use, and replacing it with appropriately designed residential uses. The new development allows an opportunity for a design which is sensitive to adjacent residential uses and complements the character of the area.

Utilizing a general plan amendment, zone change and density bonus to maximize a range of housing opportunities for different income levels is appropriate at the Project site, which is

located within an urbanized setting near job centers and along a transportation corridor, and adequately served by necessary utilities and other facilities.

3. Modified conditions warrant a revision to the zoning as it pertains to the area or district under consideration.

The need for housing in the area and within the region has increased over the last several years. The recent revision to the Housing Element of the General Plan notes that population growth has outpaced housing production in the past decade, resulting in a housing shortage, which particularly prejudices lower-income persons. According to the 2005 General Plan Progress Report prepared by the Department of Regional Planning, nearly 30,000 housing units – including both affordable and market rate – are still needed within unincorporated County areas to meet housing needs generated between January 1998 and June 2005. There also is a substantial need for high-density housing near multipurpose urban centers, existing jobs and public transportation as well as renovation of currently deteriorating industrial areas.

Goal Numbers 1 and 3 in the General Plan Housing Element encourage "[a] sufficient quantity of dwelling units to meet the housing needs of the population, particularly those of lower-income households" and "[a] housing supply that ranges broadly enough in price and rent to enable all households, regardless of income, to secure adequate affordable housing." In addition to creating much-needed market rate units, the Project will set aside 22 units as affordable housing for lower income persons. These units will be dispersed evenly throughout the Project and will have the same design of other units within the Project in terms of appearance, material and finished quality.

Goal Number 2 in the General Plan Land Use Element is "[t]o maintain and enhance the quality of existing residential neighborhoods." The Project site is bordered by a condominium development to the south and single-family residences to the west. Additional multi-family residential development is located across Vermont Avenue to the east. The Project will replace an industrial site that is no longer compatible with the predominantly residential surrounding uses and development trends in the area. As discussed above, the proposed Project provides an appropriate transition between the remaining industrial land uses to the north and the nearby 110 Harbor Freeway to the east, and the residential uses to the east, west, and south. This is accomplished through a series of design elements, including a dramatic height reduction from four-stories to two- and three-stories adjacent to the single family residential uses, articulated building facades, and pitched roofs to echo the surrounding residential uses. Therefore, the Project is complementary to the existing mix of residential uses that surround the site and will enhance the quality of those existing neighborhoods.

Further, Goal Number 4 in the General Plan Housing Element emphasizes the importance of providing housing that is "accessible to employment and community services for all persons." Among the many employers and community services near the Project is the Harbor-UCLA Medical Center, an internationally acclaimed research and treatment facility that employs over 3,600 persons. Two Kaiser Permanente hospital facilities are also located within one mile of the Project site. The Project site is also conveniently located within a half mile of the Carson Veteran Park, the Normandale Recreational Center, Fire Station #36, and both elementary and middle schools. Further community amenities located within 2 miles include four additional

public parks, a regional library, a high school, and a sheriff station. The site is easily accessed by the 110 Harbor Freeway. Moreover, four transit agencies provide public transit services near the Project site: Metro, LADOT, MAX, and Carson Circuit. The Project site is well-served by public transit, with seven fixed bus routes operating within the vicinity of the Project site, and bus stops located on the east and west sides of Vermont Avenue, south of 223rd Street.

4. Approval of the proposed zoning at such location will be in the interest of public health, safety and general welfare and in conformity with good planning practices.

The proposed Project will help meet local and regional demand for housing by providing a two- to four-story residential building on an approximately four-acre property.

The Project's proposed density is appropriate for this area. With its mix of residential, commercial, and light industrial uses, the area combines a variety of densities and uses. From a seven-story, high density hospital to the north of the Project site, to the R-3 condo uses surrounding the Project to the south and east, the range of existing densities supports the proposed Project. Moreover, the Project's thoughtful design incorporates significant open space and setbacks to minimize any impacts of the increased density.

Additional design features will ensure the compatibility of the proposed Project within the community. For instance, lighting will be designed so as to minimize impacts on adjacent residential uses, the existing cul-de-sac west of the Project will be preserved and enhanced with new emergency access for the single-family residential neighborhood, and the Project's traffic impacts will be mitigated. In addition, by locating higher density along Vermont Avenue and orienting the Project away from existing residential streets, the Project helps to protect nearby neighborhoods and is complementary to the surrounding area.

The current General Plan emphasizes that the public health and general welfare mandate increased residential housing opportunities, particularly for lower and moderate income persons. The Project satisfies this mandate by offering 22 affordable units, to be dispersed throughout the Project. The General Plan also states that good planning practices require development of high-density housing near multipurpose urban centers, existing jobs and public transportation and replacement of currently deteriorating industrial areas.

Goal Numbers 1 and 3 in the General Plan Housing Element encourage "[a] sufficient quantity of dwelling units to meet the housing needs of the population, particularly those of lower-income households" and "[a] housing supply that ranges broadly enough in price and rent to enable all households, regardless of income, to secure adequate affordable housing." In addition to creating much-needed market rate units, the Project will set aside 22 units as affordable housing for lower income persons. These units will be dispersed evenly throughout the Project and will have the same design of other units within the Project in terms of appearance, material and finished quality.

Goal Number 2 in the General Plan Land Use Element is "[t]o maintain and enhance the quality of existing residential neighborhoods." The Project site is bordered by a condominium development to the south and single-family residences to the west. Additional residential development is located across Vermont Avenue to the east. The Project will replace an industrial

site that is no longer compatible with the surrounding uses and development trends in the area. Therefore, the Project is complementary to the existing mix of residential uses that surround the site and will enhance the quality of those existing neighborhoods.

Further, Goal Number 4 in the General Plan Housing Element emphasizes the importance of providing housing that is "accessible to employment and community services for all persons." Among the many employers and community services near the Project is the Harbor-UCLA Medical Center, an internationally acclaimed research and treatment facility that employs over 3,600 persons. Two Kaiser Permanente hospital facilities are also located within one mile of the Project site. The Project site is also conveniently located within a half mile of the Carson Veteran Park, the Normandale Recreational Center, Fire Station #36, and both elementary and middle schools. Further community amenities located within 2 miles include four additional public parks, a regional library, a high school, and a sheriff station. The site is easily accessed by the 110 Harbor Freeway. As noted above, the Project is located close to transportation services, including bus service provided by Metro, LADOT, MAX, and Carson Circuit. Seven fixed bus routes operate within the vicinity of the Project site, and bus stops located on the east and west sides of Vermont Avenue, south of 223rd Street.

In addition to its consistency with the County's General Plan land use and housing elements and MTA transit policies, the Project meets the established goals and objectives of the Southern California Association of Governments' (SCAG) Regional Comprehensive Plan and Guide, which addresses regional development and forecasts growth within the SCAG jurisdiction. SCAG policies which the Project meets include:

- Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment;
    - The proposed Project satisfies this SCAG policy by offering 246 dwelling units, including 22 units affordable to lower income households. This represents a significant contribution to the County's housing stock in a range of income levels.
- Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as public education, housing, health care, child care, social services, recreational facilities, law enforcement and fire protection;
    - The proposed Project would provide housing within easy access to community services for the Project's residents. The Project site is conveniently located within a half mile of the Carson Veteran Park, the Normandale Recreational Center, Fire Station #36, and both elementary and middle schools. Further community amenities located within 2 miles include four additional public parks, a regional library, a high school, and a sheriff station.

- Support provisions and incentives created by local jurisdictions to attract housing growth in job rich subregions and job growth in housing rich subregions;

    - The Project site is located in close proximity to significant employment opportunities: among the many employers and community services near the Project is the Harbor-UCLA Medical Center and two Kaiser Permanente hospital facilities.

- Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled and create opportunities for residents to walk or bike;

    - The proposed Project's convenient location encourages the use of public transit, with four transit agencies providing a range of transit opportunities near the Project site. Seven fixed bus routes run within the vicinity of the Project site, and bus stops are located on the east and west sides of Vermont Avenue, south of 223rd Street.

- Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment;

    - The Project is easily accessed by numerous transit options, including the 110 Harbor freeway and several bus lines. Moreover, the proposed Project would involve the redevelopment of a currently under-utilized industrial site that is no longer compatible with the surrounding uses and development trends in the area.

- Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems and activity centers;

    - As stated above, the proposed 246-unit residential Project would be located within an area well-served by public transportation, with seven fixed bus routes running within the vicinity of the Project site, and bus stops located on the east and west sides of Vermont Avenue, south of 223rd Street.

- Promote transportation friendly development by encouraging land use development patterns that complement transportation investments; and

    - By locating the proposed residential development project in close proximity to seven bus lines, as well as the 110 Harbor Freeway, the Project would complement the region's transportation investments.

As discussed previously, the design of the proposed Project would enhance the visual character of this community by removing an unattractive and dated industrial use, and replacing it with appropriately designed residential uses. The new development allows an opportunity for

a design which is sensitive to adjacent residential uses and complements the character of the area.

The proposed zone change will enable development of the Project, which will further the aforementioned goals.

22425 – 22433 SOUTH VERMONT AVENUE
CONDITIONAL USE PERMIT
BURDEN OF PROOF

The Applicant seeks to obtain a Conditional Use Permit in conjunction with its development of a two- to four-story residential building, containing 246 dwelling units, including 22 units affordable to lower income households. The Applicant submits the following information demonstrating the project meets the burden of proof under County Code Section 22.56.040.

1. 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; (2) be materially detrimental to the use, enjoyment or valuation of property of 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 development on the approximately four-acre property is a four-story building containing 246 much-needed high-quality residential units (the "Project"). The Project will consist of a combination of one, two and three bedroom units and will set aside 22 units for lower income households.

The proposed Project will help meet local and regional demand for housing by expanding the existing residential uses in the area. The proposed residential uses would complement the adjacent and nearby mix of residential development, which ranges from single family to R3 density. Access to and from the Project will be from Vermont Avenue, and an existing cul-de-sac just west of and terminating at the Project site will be preserved, thereby protecting the health, safety and general welfare of the existing single family residential neighborhood adjacent to the Project site. Housing will be constructed in close proximity to existing jobs in the surrounding area and in immediate proximity to public transportation.

Goal Number 2 in the General Plan Land Use Element is "[t]o maintain and enhance the quality of existing residential neighborhoods." The Project site is bordered by a condominium development to the south and single-family residences to the west. Additional residential development is located across Vermont Avenue to the east and north of the bakery that abuts the Project site on the north. The Project will replace an industrial site that is no longer compatible with the surrounding uses and development trends in the area. The proposed residential uses and design are consistent with the surrounding area in terms of land use patterns, designs and established community character.

The proposed Project also provides an appropriate transition between the remaining industrial land uses to the north and the nearby 110 Harbor Freeway to the east, and the residential uses to the east, west, and south. The Project's design facilitates this transition by incorporating a dramatic reduction in height along the western portion of the project to complement the single family residential uses to the west. The building on this side is stepped down from four-stories to two- and three-stories, and is enhanced by pitched, residential-style roofs and other design elements. The Project is also designed with a variable 33- to 34-foot wide setback along its western property line, providing a further physical buffer between the Project

and the single-family development to the west. Moreover, the building incorporates pocket courtyards which allow a greater number of residential units to open onto a landscaped setting. Importantly, this feature also limits the massing of the building's facades, thereby helping to break up the overall building massing. The building's eastern side similarly complements the industrial and light commercial uses along Vermont Avenue through a variation of sloped and flat roof elements and appropriately ornate facades.

Additionally, the Project's proposed density is appropriate for this area. With its mix of residential, commercial, and light industrial uses, the area combines a variety of densities and uses. From a seven-story, high density hospital to the north of the Project site, to the R-3 condo uses surrounding the Project to the south and east, the range of existing densities supports the proposed Project. Moreover, the Project's thoughtful design incorporates significant open space and setbacks to minimize any impacts of the increased density.

Furthermore, lighting will be designed so as to minimize impacts on adjacent residential uses, the existing cul-de-sac west of the Project will be preserved and enhanced with new emergency access for the single-family residential neighborhood, and the Project's traffic impacts will be mitigated. In addition, by locating higher density along Vermont Avenue and orienting the Project away from existing residential streets, the Project helps to protect nearby neighborhoods and is complementary to the surrounding area. Therefore, the Project is complementary to the existing mix of residential uses that surround the site and will enhance the quality of those existing neighborhoods.

In addition, Goal Numbers 1 and 3 in the General Plan Housing Element encourage "[a] sufficient quantity of dwelling units to meet the housing needs of the population, particularly those of lower-income households" and "[a] housing supply that ranges broadly enough in price and rent to enable all households, regardless of income, to secure adequate affordable housing." According to the 2005 General Plan Progress Report prepared by the Department of Regional Planning, nearly 30,000 housing units – including both affordable and market rate – are still needed within unincorporated County areas to meet housing needs generated between January 1998 and June 2005. In addition to creating much-needed market rate units, the Project will set aside 22 units as affordable housing for lower income persons. These units will be dispersed evenly throughout the Project and will have the same design of other units within the Project in terms of appearance, material and finished quality.

Further, Goal Number 4 in the General Plan Housing Element emphasizes the importance of providing housing that is "accessible to employment and community services for all persons." Among the many employers and community services near the Project is the Harbor-UCLA Medical Center, an internationally acclaimed research and treatment facility that employs over 3,600 persons. Two Kaiser Permanente hospital facilities are also located within one mile of the Project site. The Project site is also conveniently located within a half mile of the Carson Veteran Park, the Normandale Recreational Center, Fire Station #36, and both elementary and middle schools. Further community amenities located within 2 miles include four additional public parks, a regional library, a high school, and a sheriff station. The site is easily accessed by the 110 Harbor Freeway. Moreover, four transit agencies provide service near the Project site: Metropolitan Transportation Authority (Metro), Los Angeles Department of Transportation (LADOT), Municipal Area Express (MAX), and Carson Circuit. The Project site is well-served

by public transit, with seven fixed bus routes running within the vicinity of the Project site, and bus stops located on the east and west sides of Vermont Avenue, south of 223rd Street.

In addition to its consistency with the County's General Plan land use and housing elements and MTA transit policies, the Project meets the established goals and objectives of the Southern California Association of Governments' (SCAG) Regional Comprehensive Plan and Guide, which addresses regional development and forecasts growth within the SCAG jurisdiction. SCAG policies which the Project meets include:

- Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment;

- Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as public education, housing, health care; child care, social services, recreational facilities, law enforcement and fire protection;

- Support provisions and incentives created by local jurisdictions to attract housing growth in job rich subregions and job growth in housing rich subregions;

- Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled and create opportunities for residents to walk or bike;

- Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment;

- Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems and activity centers;

- Promote transportation friendly development by encouraging land use development patterns that complement transportation investments; and

- Provide an adequate supply and availability of housing by reducing major components of new housing costs;

As discussed previously, the design of the proposed Project would enhance the visual character of this community by removing an unattractive and dated industrial use, and replacing it with appropriately designed residential uses. The new development allows an opportunity for a design which is sensitive to adjacent residential uses and complements the character of the area.

The proposed Project will replace an existing industrial use with high-quality, professionally managed residential units. The Project would be accessed from Vermont Avenue,

not from single-family residential streets. The requested conditional use permit will contain conditions that ensure that the Project will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. Utilizing a zone change and density bonus to maximize the density potential of the Project is appropriate at the Project site, which is located within an urbanized setting near job centers and along a transportation corridor, and adequately served by necessary utilities and other facilities. Moreover, this change in use represents a significant physical improvement to the surrounding area and helps complete a residential neighborhood in transition, while not affecting the County's core industrial infrastructure areas.

2. 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 approximately 4.39 net- (4.74 gross-) acre Project site is characterized by a generally flat topography and is of a proper dimension and configuration to accommodate the proposed development. The Project design will provide appropriate open space, tenant amenities, landscaping and setbacks for a high-quality residential community.

For instance, the site plan includes private open space and courtyard areas that allow for circulation through the Project while still maintaining a sense of privacy for the residents. This open space includes pocket courtyards which allow a greater number of residential units to open onto a landscaped setting. The Project also contains resident amenities that include a pool, a hot tub, a state-of-the-art cardio gym and a business center.

The Project will include approximately 443 parking spaces, consistent with Code requirements. Parking will be provided within five levels in an above-grade, covered parking structure, which is surrounded on three sides by the four-story residential building. Access to each residential level will be provided directly from each level of the parking structure.

Moreover, a 28-foot wide building setback, which will also serve as a fire lane, has been provided along the entire western and northern perimeter of the site. This fire lane setback is also provided for the majority of the southern perimeter of the Site. In that segment of the southern edge of the property which will not include the fire lane setback, a building setback of 7' in width will be provided. As a result, an appropriate physical buffer has been provided between adjoining uses. In addition to this setback, landscaping will be provided immediately adjacent to the Project, to provide further visual relief of the new structures.

An existing cul-de-sac to the west of the Project site would be preserved to ensure that no Project-related traffic impacts occur along this single-family residential street. New emergency-only access would be created at the cul-de-sac to benefit the single-family residences.

3. The proposed site is adequately served: (1) by highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate, and (2) by other public or private service facilities as are required.

The Project is located on South Vermont Avenue, which is fully improved. The Project would be accessible from two driveways located directly on Vermont Avenue. The traffic study prepared for the Project confirms that Project-generated traffic can be accommodated by existing streets and highways, and that mitigation measures can be incorporated into the Project to reduce all traffic impacts to a level below significance. Additionally, four transit agencies provide service near the Project site: Metro, LADOT, MAX, and Carson Circuit. With seven fixed bus routes running within the vicinity of the Project site, and bus stops located on the east and west sides of Vermont Avenue, south of 223rd Street, the Project site is well-served by public transit.

The Initial Study prepared for the Project confirms that the Project will be adequately served by other service facilities and will not result in significant impacts on sewer, education, fire, sheriff, utilities, solid waste or parks and recreation services.

AGENDA ITEM NOS.
10 a, b, c, d, e

VESTING TENTATIVE
TRACT MAP NO. 067784

CORRESPONDENCE

REGIONAL PLANNING
COMMISSION
PUBLIC HEARING

AUGUST 13, 2008

Sackett, Jodie

From: Sackett, Jodie
Sent: Monday, January 28, 2008 10:59 AM
To: Zoning LDCC
Subject: RE: Building Plans by Red Oak Investments

Thanks Alice.

Jodie Sackett
Land Divisions Section

From: Zoning LDCC
Sent: Monday, January 28, 2008 10:57 AM
To: Sackett, Jodie
Subject: FW: Building Plans by Red Oak Investments

Hi Jodie,

We received this message in our general inquiry email. The constituent wanted to voice his opinion to one of your cases, RTM TR067784 (Project TR067784). I've also emailed the constituent telling him that I'll forward the email to you and asked him to contact you for more information. Thanks.

Alice, LDCC

From: Jon Covey [mailto:joncovey@ca.rr.com]
Sent: Monday, January 28, 2008 10:16 AM
To: Zoning LDCC
Subject: Building Plans by Red Oak Investments

Los Angeles ~~County Planning~~

I'm not sure which department in LA County to contact, but a recent proposal by a building company has given cause for worry by local residents.

Red Oak Investments plans to build an enormous rental condominium complex of approximately 300 units at 22423-33 Vermont Ave, Torrance, CA 90502.

This plan has raised concerns of current residents in nearby town home communities. The size of this project would overshadow everything in the immediate area, converting our neighborhood into a high density area far greater than anyone imagined.

Is LA County planning to approve this project? How can local residents raise objections to a project as large as this? Can we get LA County to help us limit the size of the project?

Sincerely,

Jon A Covey
22533 S Vermont Ave #65
Torrance CA 90502

Jeff Cameron JeffCameron@mac.com
22533 S. Vermont Ave. #59, Torrance, CA 90502. (310) 320-7892

July 13, 2008

Los Angeles County Regional Planning Department
320 West Temple Street
Los Angeles, CA 90012

Dear Regional Planners:

This letter is written in support of the proposed Shea Vermont development at 22425 South Vermont Avenue in Torrance, CA. The Project proposes to replace an existing industrial building with a luxury residential development.

I live next to the proposed project in Pueblo Del Sol. I support the development for the following reasons:

The current industrial building is not a benefit to the surrounding residential uses. This is a mostly residential neighborhood, and the current warehouse building is detraction and a detriment to the neighborhood. It is not aesthetically appealing, not very safe, and has at times been a nuisance because of truck and/or equipment noise. If it is not torn down it could be re-leased to an even less desirable tenant than what was there before. It is not good for our neighborhood.

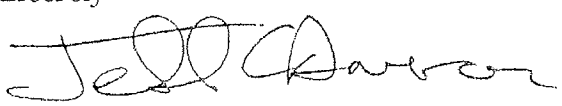
The building that is being proposed for the site would be a great improvement. It would replace an eyesore with a beautiful building that would be safer and a much better neighbor. I expect my own property value to increase when this development is completed.

I also appreciated that the developer has taken a very proactive approach in engaging us as a neighboring homeowner association. They have come to several of our meetings to discuss the proposal and asking for feedback.

I hope that these and other benefits to the neighborhood will lead you to approve the project.

Thank you,

Sincerely



Jeff Cameron

22533 Vermont Ave. #65
Torrance , CA, 90502
July 22, 2008

Department of Regional Planning
320 W. Temple Street, Room 1382
Los Angeles, CA, 90012

Dear Mr. Sackett;

In regard to your project TR 067784, Mr. Joe Flanagan has been in contact with our association board and with us personally to explain the project and address any concerns we have regarding this development. He has done everything possible to be sure we are comfortable with his organization and their plans for the area.

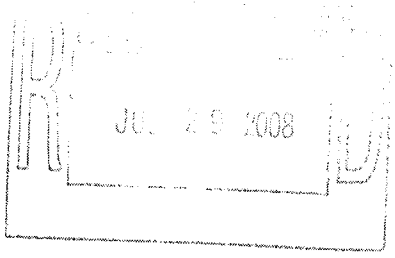
It is, of course, impossible to anticipate all the ramifications of this type of development. Some of our neighbors here are concerned about the four-story height of some of the buildings and the number of units planned for a relatively small space. They are also concerned about the greatly added street traffic within a short strip along Vermont, which would create traffic jams during peak hours. We think these are relevant concerns and wonder if they can be addressed.

We appreciate the desire of Mr. Flanagan and his organization to be good neighbors and thank you for the chance to offer our input.

Sincerely,

Jon and Anita Covey

July 26, 2008



Los Angeles County
Department of Regional Planning
320 West Temple Streeet
Los Angeles, CA 90012

ATT: Mr Jodie Sackett

Subject: Proposed Land Division

Location: 22425-22433 S Vermont Avenue
West Carson - Los Angeles County

This is in response to the NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (copy enclosed) received on July 11, 2008: I am in SUPPORT of the MITIGATED NEGATIVE DECLARATION. My residence is across the street from the above named property and I am in agreement with the "ENVIRONMENTAL DETERMINATION" declared within this document regarding noise, air quality, traffic and emergency services.

Sincerely,

Aiko Butsumyo

Aiko Butsumyo
22344 Harbor Ridge Lane #4
Torrance, CA 90502

cc: file/LACoDeptRegionPlan

2-11-08 COPY

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

NOTICE OF PUBLIC HEARING FOR A PROPOSED LAND DIVISION

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Bruce W. McClendon FAICP
Director of Planning

VESTING TENTATIVE TRACT MAP NO. 067784
GENERAL PLAN AMENDMENT NO. 2006-00015-(2)
ZONE CHANGE NO. 2006-00012-(2)
CONDITIONAL USE PERMIT NO. 2006-00321-(2)

Notice is hereby given that the Los Angeles County Regional Planning Commission will conduct a public hearing concerning this proposed land development on Wednesday, August 13, 2008 at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will open to the public at 8:50 a.m. Interested persons will be given an opportunity to testify.

Project Location: The property is located at 22425-22433 S. Vermont Avenue, within the unincorporated community of West Carson and in the Carson Zoned District of Los Angeles County.

Project Description: The project proposes one multi-family lot with 246 attached condominium units in one building, to be built to green building certification standards. The building varies from two to four stories in height, with a courtyard, pool area and an attached five-level parking structure on 4.74 gross acres (4.31 net). An associated request is also proposed to amend the General Plan from Category I (Major Industrial) to Category 4 (High Density Residential- Greater Than 22 Dwelling Units Per Gross Acre) and to change the existing M-1 (Light Manufacturing) zoning to R-4-47U-DP (Unlimited Residence-Development Program). The applicant is requesting approval of a Conditional Use Permit for the Development Program zone. An administrative housing permit is proposed, for a 20 percent density bonus (40 units) with 10 percent affordable housing (22 units) set aside for lower-income households. The Housing Permit is subject to a Director's Review subsequent to adoption of the Zone Change and approval of the Plan Amendment. The existing 93,000 square-foot multi-use warehouse structure, along with the surface parking lot, is proposed to be demolished. Approximately 56,000 cubic yards of cut/fill grading is proposed, with 16,400 cubic yards to be imported from offsite.

Environmental Determination: A Mitigated Negative Declaration has been prepared for this project. The draft environmental document concludes that the project design and/or suggested conditions will adequately mitigate impacts associated with noise, air quality, traffic and emergency services to a level of less than significant/no impact. Notice is hereby given that the County of Los Angeles will consider a recommendation to adopt a Mitigated Negative Declaration.

This project does not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Mr. Jodie Sackett. You may also obtain additional information concerning this case by phoning Mr. Jodie Sackett at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

If a County action is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Regional Planning Commission at or prior to the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Land Divisions Section, Room 1382, Hall of Records, 320 West Temple Street, Los Angeles, California 90012; Telephone (213) 974-6433. Public service hours: 7:00 a.m. to 5:30 p.m., Monday through Thursday. **Our office is closed on Fridays.** These materials will also be available for review beginning July 14, 2008 at the Carson Regional Library located at 151 E. Carson Street, Carson, CA 90745-2797, (310) 830-0901. Selected materials are also available on the Department of Regional Planning website at http://planning.lacounty.gov.

BRUCE W. McCLENDON, FAICP
Director of Planning

'ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

'Este es un aviso de una audiencia publica de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para construir siete edificios de 246 condominios total en 4.74 acres y para enmendar el mapa de uso de terreno del plan de la general de "I" a "4" y un cambio de zona para cambiar de M-1 a R-4-DP y un permiso de uso condicional. La audiencia publica para considerar el proyecto se llevara acabo el 13 de agosto de 2008. Si necesita mas información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-6466."

[illegible] business name M & M Liquor Mart
300 W. Carson St. TORRANCE, CA 90502
Los Angeles County Regional Planning
Department 320 W. Temple St.
Los Angeles, CA 90012
Date 7-23-2003
I ~~[illegible]~~ work at 300 W. Carson St. & [illegible]
TORRANCE CA 90502 and I support
the proposed shea Vermont development
at 22425 Vermont Avenue here in
TORRANCE for the
following reasons.

1. The proposed Luxury Residence would
be a great improvement. The new
building would be a better neighbor.

2. The new building would bring high-income
residents to this neighborhood which
would support surrounding businesses
and stimulate the Economy
Thank You

My name
Mike Guirgais
[illegible] 26 St

Thomas Crumbling
820 w Sepulveda Blvd
7-25-08

I work at 820 w Sepulveda Blvd and I support the proposed Shea Vermont development at 22425 S. Vermont Ave here in Torrance for the following reasons. We need more housing for our guest who are looking for residence.

Thomas Crumbling

7 25 03

Dear Tomorrow

I think that # more people at Subway would make this place a livelier community.

[illegible] W Sepulveda Blvd.
Torrance, Ca. 90502

Phan Ut
Subway Shift Leader

[illegible]

Cliff Hooks
Assistant Store
Manager

Joni Douglas
store manager
Host/ MCM
Coffee Master

Starbucks Coffee Company
898 Sepulveda Blvd
Habor City, Ca 90710

310/891-1915
starbucks.com

[illegible] City

As the assistant store manager of Starbucks I agree that the new development will bring more revenue to our City

Cliff Hooks
Coffee Master

July 25, 2008

Dear Torrance City:

As a Store Manage, Josefina Vele for Big Lots #4328, located at 955 Sepulveda Blvd. Torrance CA 90502 (310) 784-1888

I definetally support the project of bringing new Apartment Complex to the neighborhood due to the potential bussiness that this will create to my store and others around the area. Feel free to contact me (310) 784-1889 (424) 321-1940

Thank you,

Josefina Vele

7/25/08

Dear Torrance City.

I'm manager from popeye's
I think this will bring bisness to are
store.

(310) 539 - 0632.

Elizabeth Chavez
Manager Popeye's

961 W sepulveda blv.
Torrance ca. 90502.

Andre C. Yang
CA Lic.#0B91202
Exclusive Agent
21720 S. Vermont Avenue, Ste 102
Torrance, CA 90502
Bus: 310 320-4610
Fax: 310 328-4057

Allstate
You're in good hands.

Los Angeles County Regional Planning Department
320 West Temple St.
Los Angeles, CA 90012

7/25/2008

Dear Regional Planners:

I work at 21720 S. Vermont Ave. #102 and I support the proposed Shea Vermont development at 22425 South Vermont Ave. here in Torrance for the following reasons:

The new project will incorporate environmentally sustainable "green" principles. It will also support surrounding businesses and stimulate the economy by bringing high-income residents to this neighborhood.

I support the project for these reasons and ask that the County of Los Angeles approve the project.

Thank you.

Andre Yang
Allstate Exclusive Agent

[illegible] T. [illegible]
[illegible] Ridge Lane #1
[illegible] 90[illegible]

To Los Angeles County Regional Planning
320 W. Temple Street
Los Angeles CA 90012

07/2/08

Dear Regional Planner

I live at the above address. I think the Vermont Avenue Apartments would really [illegible] the neighborhood. I am looking [illegible] to see how it will look.

[illegible] Brooks

[illegible]

I believe this project is a good idea
[illegible] would greatly enhance the community.

[illegible]

Thanh Tran

[illegible] Harbor Ridge Ln #7

Torrance, CA 90502

Los Angeles County Regional Planning Dept.

[illegible] West Temple St.

Los Angeles, CA 90012

[illegible]

Dear Regional Planners,

I ~~[illegible]~~ support the proposed Shea Vermont development at 22425 S Vermont Ave in Torrance for the following reasons:

This is mostly residential neighborhood. The existing industrial building does not fit here and should be replaced.

The proposed luxury residences would be a good improvement.

Thank you

Thanh Tran

Thanh Tran

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

July 14, 2008

File No: 08-00.04-00

RECEIVED
JUL 16 2008

Mr. Jodie Sackett
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Sackett:

Vesting Tentative Tract Map No. 067784, General Plan Amendment No. 2006-00015-(2), Zone Change No. 2006-00012-(2), Conditional Use Permit No. 2006-00321-(2)

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Public Hearing for a Proposed Land Division and Notice of Intent to Adopt a Mitigated Negative Declaration for the subject project on July 11, 2008. The proposed development is located within the jurisdictional boundaries of District No. 8. We offer the following comments regarding sewerage service:

1. Previous comments submitted by the Districts in correspondence dated July 12, 2007 (copy enclosed), to Ms. Vivian Mitsuno of Alliance Land Planning & Engineering, still apply to the subject project with the following updated information.

2. The Districts' 72-inch diameter JOA-1A District 5 Interceptor Trunk Sewer conveyed a peak flow of 51.1 million gallons per day (mgd) when last measured in 2008.

3. The Joint Water Pollution Control Plant currently processes an average flow of 310.8 mgd.

4. The expected average wastewater flow from the project site is 47,970 gallons per day.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin

Ruth I. Frazen
Customer Service Specialist
Facilities Planning Department

RIF:rf
Enclosure

Doc #: 1070911.1

Recycled Paper

WATER RECLAMATION
SOLID WASTE MANAGEMENT

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

July 12, 2007

File No: 08-00.00-00

Ms. Vivian Mitsuno
Project Coordinator
Alliance Land Planning & Engineering
2248 Faraday Avenue
Carlsbad, CA 92008

COPY

Dear Ms. Mitsuno:

Tract Map No. 067784

This is in reply to your request for a will serve letter for the subject project, which was received by the County Sanitation Districts of Los Angeles County (Districts) on July 11, 2007. The proposed development is located within the jurisdictional boundaries of District No. 8. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' JOA-1A District 5 Interceptor Trunk Sewer, located in Vermont Avenue at 228th Street. This 72-inch diameter trunk sewer has a design capacity of 67 million gallons per day (mgd) and conveyed a peak flow of 53.6 mgd when last measured in 2003.

2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 313.7 mgd.

3. The expected average wastewater flow from the project site is 51,480 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Information Center, Wastewater Services, Obtain Will Serve Letter, and click on the appropriate link on page 2.

4. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Wastewater Services, Obtain Will Serve Letter, and click on the appropriate link on page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin

COPY

Ruth I. Frazen
Engineering Technician
Facilities Planning Department

RIF:rf

AGENDA ITEM NOS.
10 a, b, c, d, e

VESTING TENTATIVE
TRACT MAP NO. 067784

GREEN BUILDING
SUMMARY/CHECKLIST

REGIONAL PLANNING
COMMISSION
PUBLIC HEARING

AUGUST 13, 2008

GREEN BUILDING SUMMARY

The applicant agreed to modify the project to incorporate green building design. The applicant chose to use the "GreenPoint Rated" ("GPR") program of "Build-It-Green", a professional non-profit membership organization whose mission is "to promote healthy, energy and resource-efficient buildings in California". Build-It Green describes the purpose of the GPR program:

"The GreenPoint Rated program provides an objective, third-party verification system that equips consumers to find green homes, understand green benefits, and recognize green features. Trained and certified raters evaluate whether new home construction projects meet program standards. Conservation of natural resources, increased energy efficiency and improved indoor air quality are just a few of the benchmarks a new home must reach to qualify."

("Build It Green", Programs and Services, http://www.builditgreen.org)

The GPR checklist for multi-family projects was used to assess the proposed development's ability to meet the required certification standards. The checklist assesses projects using the following dimensions:

- Community
- Energy
- Indoor Air Quality/Health
- Resources
- Water

Table 1: GreenPoint Rated Certification

Dimension	Points Required	Points Achieved
Community	6	9
Energy	30	31
Air Quality	5	5
Resources	6	6
Water	3	6
Total	**50**	**57**

As shown in the above table, the project meets and exceeds the requirements for green building certification. As green building is increasingly being supported and used within the County to preserve natural resources and improve the quality of life for residents, staff affirms that green building should be used to meet the goals and policies of the General Plan. In addition, the proposal for green building is consistent with ongoing County efforts to respond to State policy regarding climate change. The applicant's integration of green building into the project design shows a willingness to work with staff to meet the goals and needs of the County. Below is a list of green building elements used to achieve the points required for certification:

- 90% of all floor/ceiling joists/headers/beams from engineered lumber or steel
- Recycle 50 percent of all construction and demolition waste
- All ceiling, wall and floor insulation contains no added formaldehyde
- **At least 40 percent of the units face directly south for passive solar gain
- Pre-plumb for solar hot water
- Exceeds 2005 Title 24 building energy performance
- Energy Star appliances: dishwashers, refrigerators, washers and dryers
- All showerheads, kitchens and bathrooms use 2.0 gallons per minute or less
- All residences and non-residential areas use low/no-VOC paints and coatings
- Use low-VOC construction adhesives (less than 70 gpl VOCs) for all adhesives
- Reduce formaldehyde an all interior finish materials
- Use environmentally-preferable flooring for a minimum of 15 percent al all floor area

** This element directly supports the Subdivision Map Act ("Map Act") provision to provide "passive or natural heating or cooling opportunities" for proposed subdivisions (see Section 66473.1: *"Examples of passive or natural heating opportunities... permit orientation of a structure in east-west alignment for southern exposure."*).

DRAFT

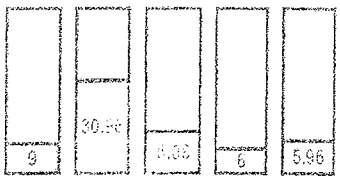
Multifamily GreenPoint Checklist

Build It Green
Smart Solutions From The Ground Up

This checklist tracks green features in a multifamily project. The recommended minimum requirements for a green home are: Earn a total of 50 points or more; obtain the following minimum points per category: Community (6), Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (3); and meet the prerequisites A.3.a (50% construction waste diversion), A.10.a. (No shingle roofing) and N.1 (Incorporate GreenPoint checklist in blueprints). The green building practices listed below are described in greater detail in the Multifamily Green Building Guidelines, available at www.multifamilygreen.org

Current Point Total	57

Enter Total Conditioned Floor Area of the Project:	283,928
Enter Total Non-Residential Floor Area of Project:	136,780
Percent of Project Dedicated to Residential Use	52%



Vermont Avenue Apartments - Minimum

	Community	Energy	IAQ/Health	Resources	Water
A. PLANNING & DESIGN		**Possible Points**			
1. Infill Sites					
☐ a. Project is Located Within an Urban Growth Boundary & Avoids Environmentally Sensitive Sites		1			
☐ b. Project Includes the Redevelopment of At Least One Existing Building			1		
56 c. Housing Density of 15 Units Per Acre or More (1 pt for every 5 u/a) *Enter Project Density Number (In Units Per Acre)*		10			
☐ d. Locate Within Existing Community that has Sewer Line & Utilities in Place		1			
☐ e. Project Redevelops a Brownfield Site or is Designated a Redevelopment Area by a City		1			
f. Site has Pedestrian Access Within ½ Mile to Neighborhood Services (1 Pt for 5 Or More, 2 Pts for 10 Or More).					
☐ 1) Bank ☐ 2) Place of Worship ☐ 3) Full Scale Grocery/Supermarket					
☐ 4) Day Care ☐ 5) Cleaners ☐ 6) Fire Station					
☐ 7) Hair Care ☐ 8) Hardware ☐ 9) Laundry					
☐ 10) Library ☐ 11) Medical/Dental ☐ 12) Senior Care Facility		2			
☐ 13) Public Park ☐ 14) Pharmacy ☐ 15) Post Office					
☐ 16) Restaurant ☐ 17) School ☐ 18) After School Programs					
☐ 19) Commercial Office ☐ 20) Community Center ☐ 21) Theater/Entertainment					
☐ 22) Convenience Store Where Meat & Produce are Sold.					
g. Proximity to Public Transit					
Development is Located Within:					
☐ 1/4 Mile of One Planned or Current Bus Line Stop		1			
☐ 1/4 Mile of Two or More Planned or Current Bus Line Stops		1			
☐ 1/2 Mile of a Commuter Train/Light Rail Transit System		1			
h. Reduced Parking Capacity:					
☐ Less than 1.5 Parking Spaces Per Unit		1			
☐ Less than 1.0 Parking Spaces Per Unit		1			
2. Mixed-Use Developments					
☐ a. At least 2% of Development Floorspace Supports Mixed Use (Non-Residential Tenants)		1			
☐ b. Half of Above Non-Residential Floorspace is Dedicated to Neighborhood Services		1			
3. Building Placement & Orientation					
☐ a. Protect Soil & Existing Plants & Trees		1			
4. Design for Walking & Bicycling					
☐ a. Sidewalks Are Physically Separated from Roadways & Are 5 Feet Wide		1			
☐ b. Traffic Calming Strategies Are Installed by the Developer		1			
☐ c. Provide Dedicated, Covered & Secure Bicycle Storage for 15% of Residents		1			
☐ d. Provide Secure Bicycle Storage for 5% of Non-Residential Tenant Employees & Visitors		1			
5. Social Gathering Places					
☐ a. Outdoor Gathering Places for Residents (Average of 50 sf Per Unit Or More)		1			
☐ b. Outdoor Gathering Places Provide Natural Elements *(For compact sites only)*		1			
6. Design for Safety and Natural Surveillance					
☐ a. All Main Entrances to the Building and Site are Prominent and Visible from the Street					
☐ b. Residence Entries Have Views to Callers (Windows or Double Peep Holes) & Can Be Seen By Neighbors					

Vermont Avenue Apartments - Minimum

	Community	Energy	IAQ/Health	Resources	Water
7. Landscaping					
☐ *Check here if the landscape area is <10% of the total site area. Projects with <10% landscape area can only check up to 3 boxes in this section.*					
☐ a. No Plant Species will Require Shearing				1	
☑ b. No plantings are Listed on the Invasive Plant Inventory by the California Invasive Plant Council				1	
☐ c. Specify Drought-tolerant California Natives, Mediterranean or Other Appropriate Species					1
d. Create Drought Resistant Soils:					
☐ i. Mulch All Planting Beds to a Depth of 2 Inches or Greater as Per Local Ordinance					1
☐ ii. Amend with 1 Inch of Compost or as per Soil Analysis to Reach 3.5% Soil Organic Matter					1
e. Design & Install High-Efficiency Irrigation System					
☐ i. Specify Smart (Weather-Based) Irrigation Controllers					1
☐ ii. Specify Drip, Bubblers or Low-Flow Sprinklers for All Non Turf Landscape Areas					1
☐ f. Group Plants by Water Needs (Hydrozones) in Planting Plans & Identify Hydrozones on Irrigation Plans					1
g. Minimize Turf in Landscape Installed by Builder					
☐ i. Do Not Specify Turf on Slopes Exceeding 10% or in Areas Less Than 8 Feet Wide					1
☐ ii. Less Than 33% of All Landscaped Area is Specified as Turf AND All Turf has Water Requirement <= To Tall Fescue					1
8. Building Performance Exceeds Title 24					
Enter the Percent Above the 2005 Version of Title 24 for Residential and Non-Residential Portions of the Project.					
9% a. Residences: 2 Points for Every 1% Above 2005 T24	18				
9% b. Non-Residential Spaces: 2 Points for Every 1% Above 2005 T24					
9. Cool Site					
☐ a. At least 30% of the Site Includes Cool Site Techniques	1				
10. Adaptable Buildings					
a. Include Universal Design Principles in Units					
☐ 50% of Units	1				
☐ 80% of Units	1				
☐ b. Live/Work Units Include A Dedicated Commercial Entrance	1				
11. Affordability					
a. A Percentage of Units are Dedicated to Households Making 80% or Less of AMI					
☐ 10% of All Units	1				
☐ 20%	1				
☐ 30%	1				
☐ 50% or More	1				
☐ b. Development Includes Multiple Bedroom Units (At least 1 Unit with 3BR or More at or Less Than 80% AMI)	2				

B. SITEWORK

	Possible Points
1. Construction & Demolition Waste Management	
Divert a Portion of all Construction & Demolition Waste:	
☑ a. *Required*: Divert 50%	Y
☐ b. Divert 65%	2
☐ c. Divert 80% or more	2
2. Construction Material Efficiencies	
☐ a. Lumber is Delivered Pre-Cut from Supplier (80% or More of Total Board Feet)	1
b. Components of the Project Are Pre-Assembled Off-Site & Delivered to the Project	
☐ 25% of Total Square Footage	2
☐ 50% of Total Square Footage	2
☐ 75% of Total Square Footage or More	2
3. Construction Indoor Air Quality (IAQ) Management Plan	
☐ a. An IAQ Management Plan is Written & Followed for the Project	2

C. STRUCTURE

	Possible Points
1. Recycled Aggregate	
☐ a. Minimum 25% Recycled Aggregate (Crushed Concrete) for Fill, Backfill & Other Uses	
2. Recycled Flyash in Concrete	
a. Flyash or Slag is Used to Displace a Portion of Portland Cement in Concrete	
☐ 20%	
☐ 30% or More	

Vermont Avenue Apartments - Minimum

	Community	Energy	IAQ/Health	Resources	Water
3. FSC-Certified Wood for Framing Lumber					
a. FSC-Certified Wood for a Percentage of All Dimensional Studs:					
☐ 40%				2	
☐ 70%				3	
b. FSC-Certified Panel Products for a Percentage of All Sheathing (OSB & Plywood):					
☐ 40%				1	
☐ 70%				1	
4. Engineered Lumber or Steel Studs, Joists, Headers & Beams					
☑ a. 90% or More of All Floor & Ceiling Joists				1	
☐ b. 90% or More of All Studs				1	
☑ c. 90% or More of All Headers & Beams				2	
5. Optimal Value Engineering Framing					
☑ a. Studs at 24" Centers on Top Floor Exterior Walls &/or All Interior Walls				1	
☐ b. Door & Window Headers Sized for Load				1	
☐ c. Use Only Jack & Cripple Studs Required for Load				1	
6. Steel Framing					
☐ a. Mitigate Thermal Bridging by Installing Exterior Insulation (At Least 1-Inch of Rigid Foam)		2			
7. Structural Insulated Panels (SIPs) Or Other Solid Wall Systems					
a. SIPs Or Other Solid Wall Systems are Used for 80% of All:					
☐ Floors				2	
☐ Walls				2	
☐ Roofs				2	
8. Raised Heel Roof Trusses					
☐ a. 75% of All Roof Trusses Have Raised Heels					
9. Insulation					
☑ a. All Ceiling, Wall & Floor Insulation is 01350 Certified OR Contains No Added Formaldehyde			1		
☐ b. All Ceiling, Wall & Floor Insulation Has a Recycled Content of 50% or More				1	
10. Durable Roofing Options					
☑ a. *Required:* No Shingle Roofing OR All Shingle Roofing Has 3-Yr Subcontractor Guarantee & 20-Yr Manufacturer Warranty				Y	
☐ b. All Sloped Roofing Materials Carry a 40-Year Manufacturer Warranty				1	
11. Moisture Shedding & Mold Avoidance					
☐ a. Building(s) Include a Definitive Drainage Plane Under Siding				2	
☐ b. ENERGY STAR Bathroom Fans are Supplied in All Bathrooms, Are Exhausted to the Outdoors & Are Equipped with Controls				1	
☐ c. A Minimum of 80% of Kitchen Range Hoods Are Vented to the Exterior			1		
12. Green Roofs					
a. A Portion of the Low-Slope Roof Area is Covered By A Vegetated or "Green" Roof					
☐ 25%	2				2
☐ 50% or More	3				3

SYSTEMS	Possible Points
1. Passive Solar Heating	
☑ a. Orientation: At Least 40% of the Units Face Directly South	2
☐ b. Shading On All South-Facing Windows Allow Sunlight to Penetrate in Winter, Not in Summer	1
☐ c. Thermal Mass: At Least 50% of the Floor Area Directly Behind South-Facing Windows is Massive	1
2. Radiant Hydronic Space Heating	
☐ a. Install Radiant Hydronic Space Heating for IAQ purposes (No Forced Air) in All Residences	1
3. Solar Water Heating	
☑ a. Pre-Plumb for Solar Hot Water	1
☐ b. Install Solar Hot Water System for Preheating DHW	3
4. Air Conditioning with Advanced Refrigerants	
☐ a. Install Air Conditioning with Non-HCFC Refrigerants	1
5. Advanced Ventilation Practices	
Perform the Following Practices in Residences:	
☐ a. Infiltration Testing by a C-HERS Rater for Envelope Sealing & Reduced Infiltration	4
☐ b. Operable Windows or Skylights Are Placed To Induce Cross Ventilation (At Least One Room In 80% of Units)	1
☐ c. Ceiling Fans in Every Bedroom & Living Room OR Whole House Fan is Used	1
6. Garage Ventilation	
☐ a. Garage Ventilation Fans Are Controlled by Carbon Monoxide Sensors (Passive Ventilation Does Not Count)	1

Vermont Avenue Apartments - Minimum

		Community	Energy	IAQ/Health	Resources	Water
	7. Low-Mercury Lamps					
☐	a. Low-Mercury Products Are Installed Wherever Linear Fluorescent Lamps Are Used				1	
☐	b. Low-Mercury Products Are Installed Wherever Compact Fluorescent Lamps Are Used				2	
	8. Light Pollution Reduction					
☐	a. Exterior Luminaires Emit No Light Above Horizontal OR Are Dark Sky Certified	1				
☐	b. Control light Trespass Onto Neighboring Areas Through Appropriate Fixture Selection & Placement	1				
	9. Onsite Electricity Generation					
☐	a. Pre-Wire for Photovoltaics & Plan for Space (Clear Areas on Roof & in Mechanical Room)				1	
	b. Install Photovoltaics to Offset a Percent of the Project's Total Estimated Electricity Demand					
☐	10%	2	2			
☐	20%	2	2			
☐	30% or more	2	2			
☐	c. Educational Display is Provided in a Viewable Public Area	1				
	10. Elevators					
☑	a. Gearless Elevators Are Installed		1			
	11. ENERGY STAR® Appliances					
	a. Install ENERGY STAR Refrigerators in All Locations					
☑	ENERGY STAR-Qualified		1			
☑	ACEEE-Listed Refrigerators		1			
	b. Install ENERGY STAR Dishwashers in All Locations					
☑	All Dishwashers Are ENERGY STAR-qualified		1			
☑	Residential-grade Dishwashers Use No More than 6.5 Gallons Per Cycle		1			1
☑	c. Install ENERGY STAR Clothes Washers In All Locations		1			2
☐	d. Install Ventless Natural Gas Clothes Dryers in Residences			1		
	12. Central Laundry					
☐	a. Central Laundry Facilities Are Provided for All Occupants				1	
	13. Water-Efficient Fixtures					
☑	a. All Showerheads Use 2.0 Gallons Per Minute (gpm) or Less		1			1
	b. High-Efficiency Toilets Use 1.28 gpf or Less or Are Dual Flush					
☐	In All Residences					3
☐	In All Non-Residential Areas					3
	c. Install High Efficiency Urinals (0.5 gpf or less) or No-Water Urinals Wherever Urinals Are Specified:					
☐	Average flush rate is 0.5 gallons per flush or less					1
☐	Average flush rate is 0.1 gallons per flush or less					1
	d. Flow Limiters Or Flow Control Valves Are Installed on All Faucets					
☐	Residences: Kitchen - 2.0 gpm or less		0.52			0.52
☑	Non-Residential Areas: Kitchen - 2.0 gpm or less		0.48			0.48
☐	Residences: Bathroom Faucets- 1.5 gpm or less		0.52			0.52
☑	Non-Residential Areas: Bathroom Faucets - 1.5 gpm or less		0.48			0.48
☐	e. Non-Residential Areas: Install Pre-Rinse Spray Valves in Commercial Kitchens - 1.6 gpm or less					1
	14. Source Water Efficiency					
☐	a. Use Recycled Water for Landscape Irrigation or to Flush Toilets/Urinals					2
☐	b. Use Captured Rainwater for Landscape Irrigation or to Flush 5% of Toilets &/or Urinals					4
☐	c. Water is Submetered for Each Residential Unit & Non-Residential Tenant					1

	D. FINISHES AND FURNISHINGS	Possible Points
	1. Construction Indoor Air Quality Management	
☐	a. Perform a 2-Week Whole Building Flush-Out Prior to Occupancy	1
	2. Entryways	
☐	a. Provide Permanent Walk-Off Mats and Shoe Storage at All Home Entrances	1
☐	b. Permanent Walk-Off Systems Are Provided at All Main Building Entrances & In Common Areas	1
	3. Recycling & Waste Collection	
☐	a. Residences: Provide Built-In Recycling Center In Each Unit	1

Vermont Avenue Apartments - Minimum

		Community	Energy	IAQ/Health	Resources	Water
4. Use Low/No-VOC Paints & Coatings						
	a. Low-VOC Interior Paints (<50 gpl VOCs (Flat) and <150 gpl VOCs (Non-Flat))					
☑	In All Residences			0.52		
☑	In All Non-Residential Areas:			0.48		
	b. Zero-VOC: InteriorPaints (<5 gpl VOCs (Flat))					
☐	In All Residences			0.52		
☐	In All Non-Residential Areas:			0.48		
	c. Wood Coatings Meet the Green Seal Standards for Low-VOCs					
☐	In All Residences			1.04		
☐	In All Non-Residential Areas:			0.96		
	d. Wood Stains Meet the Green Seal Standards for Low-VOCs					
☐	In All Residences			1.04		
☐	In All Non-Residential Areas:			0.96		
5. Use Recycled Content Exterior Paint						
☐	a. Use Recycled Content Paint on 50% of All Exteriors			1		
6. Low-VOC Construction Adhesives						
☑	a. Use Low-VOC Construction Adhesives (<70 gpl VOCs) for All Adhesives			1		
7. Environmentally Preferable Materials for Interior Finish						
	Use Environmentally Preferable Materials for interior Finish: A) FSC-Certified Wood, B) Reclaimed Lumber, C) Rapidly Renewable D) Recycled-Content or E) Finger-Jointed					
	a. Residences: At Least 50% of Each Material:					
☐	i. Cabinets			0.52		
☐	ii. Interior Trim			0.52		
☐	iii. Shelving			0.52		
☐	iv. Doors			0.52		
☐	v. Countertops			0.52		
	b. Non-Residential Areas: At Least 50% of Each Material:					
☐	i. Cabinets			0.48		
☐	ii. Interior Trim			0.48		
☐	iii. Shelving			0.48		
☐	iv. Doors			0.48		
☐	v. Countertops			0.48		
8. Reduce Formaldehyde in Interior Finish Materials						
	Reduce Formaldehyde in Interior Finish Materials (Section 01350) for At Least 50% of Each Material Below:					
	a. Residences:					
☑	i. Cabinets			0.52		
☑	ii. Interior Trim			0.52		
☑	iii. Shelving			0.52		
☑	iv. Subfloor			0.52		
	b. Non-Residential Areas:					
☐	i. Cabinets			0.48		
☐	ii. Interior Trim			0.48		
☐	iii. Shelving			0.48		
☐	iv. Subfloor			0.48		
9. Environmentally Preferable Flooring						
	Use Environmentally Preferable Flooring: A) FSC-Certified or Reclaimed Wood, B) Rapidly Renewable Flooring Materials, C) Recycled-Content Ceramic Tiles, D) Exposed Concrete as Finished Floor or E) Recycled-Content Carpet. Note: Flooring Adhesives Must Have <50 gpl VOCs.					
	a. Residences:					
☑	i. Minimum 15% of Floor Area			0.52		
☐	ii. Minimum 30% of Floor Area			0.52		
☐	iii. Minimum 50% of Floor Area			0.52		
☐	iv. Minimum 75% of Floor Area			0.52		
	b. Non-Residential Areas:					
☑	i. Minimum 15% of Floor Area			0.48		
☐	ii. Minimum 30% of Floor Area			0.48		
☐	iii. Minimum 50% of Floor Area			0.48		
☐	iv. Minimum 75% of Floor Area			0.48		
10. Low-Emitting Flooring						
☐	a. Residences: Flooring Meets Section 01350 or CRI Green Label Plus Requirements (50% Minimum)			1.04		
☐	b. Non-Residential Areas: Flooring Meets Section 01350 or CRI Green Label Plus Requirements (50% Minimum)			0.96		

Vermont Avenue Apartments - Minimum	Community	Energy	IAQ/Health	Resources	Water
11. Durable Cabinets					
Install Durable Cabinets in All:					
☐ a. Residences				0.52	
☐ b. Non-Residential Areas				0.48	
12. Furniture & Outdoor Play Structures					
☐ a. Play Structures & Surfaces Have an Overall Average Recycled Content Greater Than 20%				1	
☐ b. Environmentally Preferable Exterior Site Furnishings				1	
☐ c. At Least 25% of All newly Supplied Interior Furniture has Environmentally Preferable Attributes			1		
13. Vandalism Deterrence					
☐ a. Project Includes Vandalism Resistant Finishes and Strategies	1				

OTHER	Possible Points
1. Incorporate GreenPoint Checklist in Blueprints	
☑ a. *Required:* Incorporate GreenPoint Checklist in Blueprints	Y
2. Operations & Maintenance Manuals	
☑ a. Provide O&M Manual to Building Maintenance Staff	1
☑ b. Provide O&M Manual to Occupants	1 1
3. Transit Options	
☐ a. Residents Are Offered Free or Discounted Transit Passes	2
4. Educational Signage	
☐ a. Educational Signage Highlighting & Explaining the Project's Green Features is Included	1
5. Vandalism Management Plan	
☐ a. Project Includes a Vandalism Management Plan for Dealing with Disturbances Post-Occupancy	1

6. Innovation: List innovative measures that meet the green building objectives of the Multifamily Guidelines. Enter up to a 4 Points in each category. Points will be evaluated by local jurisdiction or GreenPoint rater.

0	Innovation in **Community**: Enter up to 4 Points at left. Enter description here
0	Innovation in **Energy:** Enter up to 4 Points at left. Enter description here
0	Innovation in **IAQ/Health**: Enter up to 4 Points at left. Enter description here
0	Innovation in **Resources:** Enter up to 4 Points at left. Enter description here
0	Innovation in **Water:** Enter up to 4 Points at left. Enter description here

Summary

Points Achieved from Specific Categories	5	5.48	5.08	5	5.96
Current Point Total	37				

Project Has Met All Recommended Minimum Requirements

AGENDA ITEM NOS.
10 a, b, c, d, e

VESTING TENTATIVE
TRACT MAP NO. 067784

SUPPLEMENTAL ITEMS FROM THE APPLICANT:
NEIGHBORHOOD CONTACT LOG

REGIONAL PLANNING COMMISSION
PUBLIC HEARING

AUGUST 13, 2008

22425 Vermont Avenue, Torrance, CA
Neighborhood Contact Log

(as of June 27, 2008)
ROI = Red Oak Investments, on behalf of project sponsor)

Pueblo Del Sol Homeowners Association
22533 S. Vermont Ave.

	Jeff Cameron: Board President jeffcameron@mac.com Olivier Cohen: Board Member Oman99@aol.com Alex ?: Board Member Christina Goyette: Scott Management representative christina@scottmgmt.com Jan Matusak jmatusak@ca.rr.com Treasurer Anita Covey: Board Member
9/27/06	Presented plans at HOA board meeting. Board welcomes idea of replacing industrial use next door. Discussed sponsor's request for possible emergency access easement across Pueblo del Sol's driveway. Expressed sponsor's desire to be good neighbors, work together to make the neighborhood better.
9/28/06	Follow-up e-mail contact between ROI and HOA Board Members: Thank you's & etc.
10/06-11/06	Phone, e-mail contact between ROI and board members regarding potential fire access easement.
8/22/07	ROI (Andrew) attended HOA Board Meeting, showed plans and drawings on new building. Positive feedback. Concerns that traffic be adequately addressed. Invited sponsor to attend annual HOA meeting in October.
10/25/07	ROI attended the HOA's annual meeting, showed plans on new building. Discussed importance of mitigating noise and dust during construction. Presented changes in building design and explained how building now steps back from adjoining uses. Discussed logistics of approval process. Reaction generally favorable, ask for continued updates as our project progresses.
2/6/08	Joe met with Jon Covey 310-320-4015, joncovey@ca.rr.com on concerns he had about density, traffic, and other impacts on the neighborhood. Subsequent e-mail contact.
6/26/08	Andrew and Scott met Anita Covey at the board meeting.
6/27/08	Joe Flanagan follow up call to Jon Covey.
3/17/08	e-mail correspondence with Jan Matusak (jmatusak@ca.rr.com) (Treasurer) regarding the association's upcoming day in small claims court regarding appraisal work not completed by Curtis Harris on easement valuation.
6/26/08	Andrew Nelson and Scott McKeon reviewed plans with the HOA Board, discussed progress on application, left presentation book, requested letters of support.
7/1/08	Scott McKeon sends materials on Shea Properties by mail.

EAST (across street from site)

Harbor Ridge Homeowners Association

	Phyllis Tail, President, 310-791-3519, phyllistail@pacbell.net, www.phyllistail.com
6/19/08	message left: "Do you want to see more about our development?"
10/9/06	ROI phone call with Phyllis. She didn't think others from her HOA would be interested in meeting, and they don't meet often as it is. She thought it was a good idea to replace the industrial use with a residential one.
10/10/06	E-mail contact with Phyllis Tail.
10/20/06	Phone conversation. She can't meet now, but may be able to sometime in the future.
2/6/08	Phyllis Gee attended Joe's meeting with Jon Covey of Pueblo del Sol regarding density, traffic, and other impacts on the neighborhood.
6/23/08	Andrew called Phyllis, left message: "We're preparing to go to planning commission. Would you like an update on our plans?" No response.

NORTH

Bavarian Specialty Foods (Bakery)

22417 S. Vermont Ave, Torrance, CA

6/23/06	Offer to purchase submitted through Colliers International.

NORTHWEST

Torrance Gateway Estates

22330 Meyler St., Torrance, CA

	Ron Willman -Pres, Sylvia Gochuico -Sec., Alex ? -Board member, Juanita Hollman? -Treas. torrancegateway@yahoo.com Managed by Vitco properties Sandy Crew Ext. 226 sandy@vitcoproperties.com
10/23/06	Talked with Eva at management company about attending the next board HOA meeting.
11/16/06	ROI attended HOA Board meeting, introduced development plans. Discussed benefits of adjacent industrial use becoming residential. Board appreciative of our approaching them so early.
11/17/06	E-mailed association thanking them for letting us attend the meeting.
6/19/08	Talked with Sandy at Vitco, new manager. Will attend next HOA meeting 7/17/08.
7/17/08	Will attend HOA meeting, explain progress on plans, ask for letters of support.

- Staff Original -

AGENDA ITEM NOS.
10 a, b, c, d, e

VESTING TENTATIVE
TRACT MAP NO. 067784

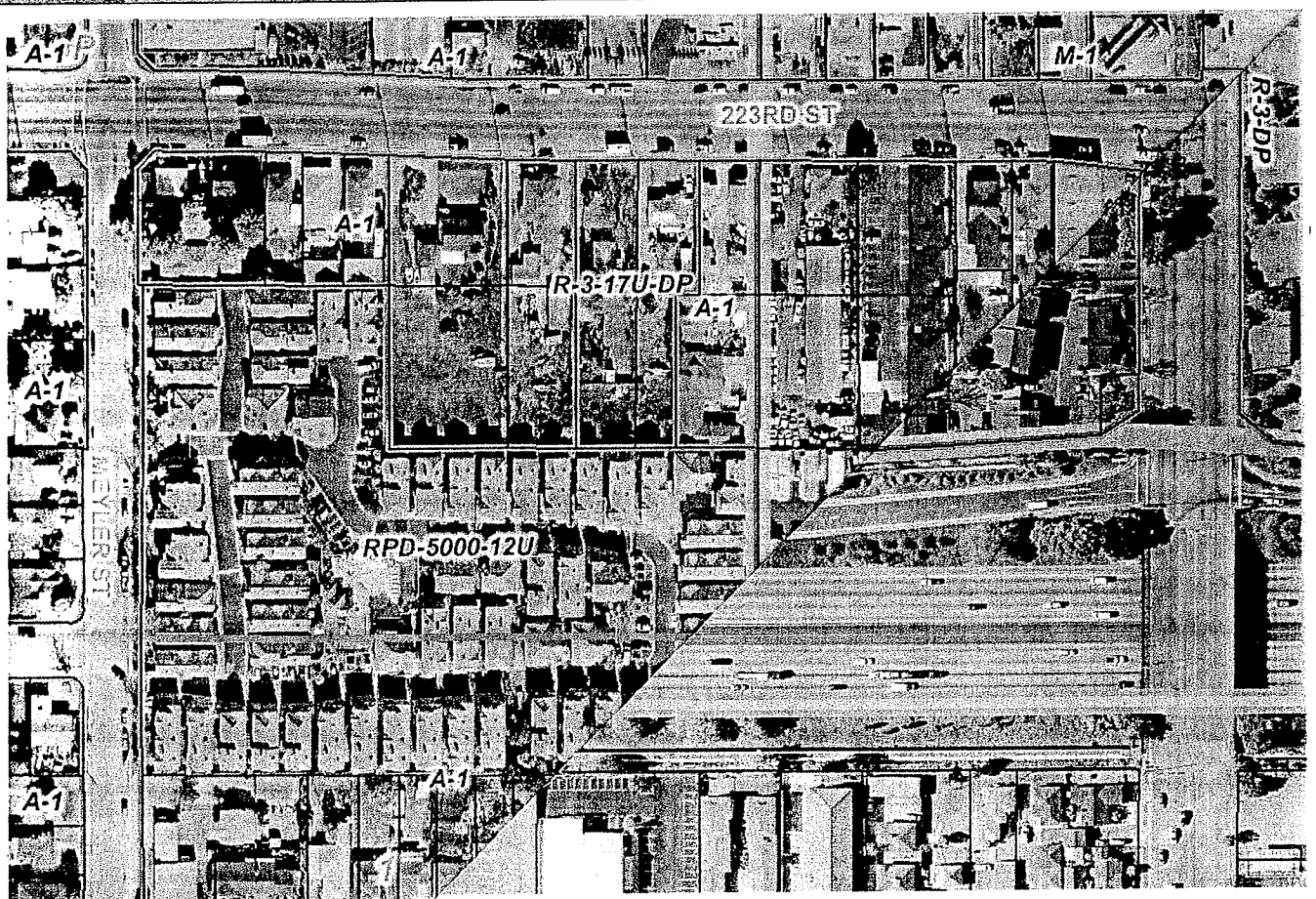
ENLARGED GIS-NET MAP
AND
ADDITIONAL CORRESPONDENCE
RECEIVED SINCE JULY 25, 2008

REGIONAL PLANNING
COMMISSION
PUBLIC HEARING

AUGUST 13, 2008

gisNET
department of regional planning

TR067784



Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Limited Secondary Highway - (p)
- Lid. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)
- Future Highway Proposed

Railroad or Rapid Transit
- Railroad
- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines
- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

- Census Tract (2000)
- Assessor Map Book (AMB) Boy
- Zoning Index Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Severity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Topanga Ranger District
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisorial District Boundary

Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

Zoning (Boundary)
Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone C-R
- Zone C-RU
- Zone D-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3-(-)U
- Zone R-3-(-)O
- Zone R-4-(-)O
- Zone RPD
- Zone R-R
- Zone SP
- Zone SR-D
- Zone W

Landuse Policy (Not in Comm / Area Plan)
- 1 - Low Density Residential (1 to 2 du/ac)
- 2 - Low-Medium Density Residential (6 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
- 4 - High Density Residential (22 or more du/ac)
- C - Major Commercial
- I - Major Industrial
- O - Open Space
- P - Public and Semi-Public Facilities
- RC - Rural Communities
- R - Non-Urban
- TC - Transportation Corridor

Inland Waterbody
- Perennial
- Intermittent
- Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend Tab" on the top left side of screen.

Printed On: Aug 12, 2008

Jeff Cameron JeffCameron@mac.com
22533 S. Vermont Ave. #59, Torrance, CA 90502. (310) 320-7892

July 13, 2008

Los Angeles County Regional Planning Department
320 West Temple Street
Los Angeles, CA 90012

Dear Regional Planners:

This letter is written in support of the proposed Shea Vermont development at 22425 South Vermont Avenue in Torrance, CA. The Project proposes to replace an existing industrial building with a luxury residential development.

I live next to the proposed project in Pueblo Del Sol. I support the development for the following reasons:

The current industrial building is not a benefit to the surrounding residential uses. This is a mostly residential neighborhood, and the current warehouse building is detraction and a detriment to the neighborhood. It is not aesthetically appealing, not very safe, and has at times been a nuisance because of truck and/or equipment noise. If it is not torn down it could be re-leased to an even less desirable tenant than what was there before. It is not good for our neighborhood.

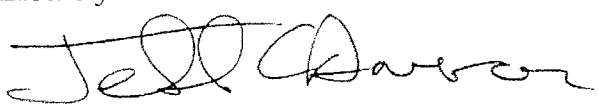
The building that is being proposed for the site would be a great improvement. It would replace an eyesore with a beautiful building that would be safer and a much better neighbor. I expect my own property value to increase when this development is completed.

I also appreciated that the developer has taken a very proactive approach in engaging us as a neighboring homeowner association. They have come to several of our meetings to discuss the proposal and asking for feedback.

I hope that these and other benefits to the neighborhood will lead you to approve the project.

Thank you,

Sincerely



Jeff Cameron

Ronald C. Willman
22330 Meyler Street #57
Torrance, CA 90502

Los Angeles County Regional Planning Department
320 West Temple Street
Los Angeles, CA 90012

7/28/2008

Dear Regional Planners:

This letter is written in support of the proposed Shea Vermont development at 22425 South Vermont Avenue in Torrance, CA. The Project proposes to replace an existing industrial building with a luxury residential development.

I live near to the proposed project at 22330 Meyler St. I support the development for the following reasons:

The current industrial building is not a benefit to the surrounding residential uses. This is a mostly residential neighborhood, and the current warehouse building is a detraction and a detriment to the neighborhood. It is not aesthetically appealing, not very safe, and has at times been a nuisance because of truck and/or equipment noise. If it is not torn down it could be re-leased to an even less desirable tenant than what was there before. It is not good for our neighborhood.

The building that is being proposed for the site would be a great improvement. It would replace an eyesore with a beautiful building that would be safer and a much better neighbor. I hope that my own property value will increase when this development is completed.

My only concern would be the traffic generated by this complex. I would hope you take this into consideration. My only other concern is that they have adequate parking available for the tenants so they do not have to park on Vermont.

I hope that these and other benefits to the neighborhood will lead you to approve the project.

Thank you,

Ronald C. Willman

LABioMed

Los Angeles Biomedical
Research Institute
at Harbor-UCLA Medical Center

1124 West Carson St.
Torrance, CA
90502-2064

www.LABioMed.org

Kenneth P. Trevett, J.D.
President and CEO

[p] 310-222-3601
[f] 310-222-3603

August 8th, 2008

TR067784
8-8-08

Los Angeles County Regional Planning Department
320 West Temple Street
Los Angeles, CA 90012

Dear Regional Planners:

This letter is written in support of the proposed Shea Vermont development at 22425 South Vermont Avenue in Torrance, CA. The Project proposes to replace an existing industrial building with a luxury residential development.

Just down from the proposed development, there is a significant medical and science presence. The Harbor-UCLA Medical Center, the Los Angeles Biomedical Research Institute, and the Medical Foundation (physician practice group) all exist on a 72-acre campus. Over 4,000 people work on this campus, many of whom require affordable and excellent-quality housing. It is for this reason, and because of the quality of the proposed development that we are very supportive of the project.

The current industrial building is not a benefit to the surrounding residential uses. This is a mostly residential neighborhood, and the current warehouse building is a detraction and a detriment to the neighborhood. It is not aesthetically appealing, not very safe, and has at times been a nuisance because of truck and/or equipment noise. If it is not torn down, it could be re-leased to an even less desirable tenant than what was there before. It is not good for our neighborhood.

The building that is being proposed for the site would be a great improvement. It would replace an eyesore with a beautiful building that would be safer and a much better neighbor.

I hope that these and other benefits to the neighborhood will lead you to approve the project.

Thank you,

Sincerely,

Kenneth P. Trevett, JD
President and CEO
Los Angeles Biomedical Research Institute

355 South Grand Avenue
Los Angeles, California 90071-1560
Tel: +1.213.485.1234 Fax: +1.213.891.8763
www.lw.com

FIRM / AFFILIATE OFFICES

Barcelona	New Jersey
Brussels	New York
Chicago	Northern Virginia
Dubai	Orange County
Frankfurt	Paris
Hamburg	Rome
Hong Kong	San Diego
London	San Francisco
Los Angeles	Shanghai
Madrid	Silicon Valley
Milan	Singapore
Moscow	Tokyo
Munich	Washington, D.C.

LATHAM & WATKINS LLP

August 12, 2008

Hon. Hal Helsley, Chair and Commissioners
Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

Re: Additional Information Regarding Vermont Avenue Condominium Homes-22425-22433 South Vermont Avenue for August 13, 2008 Hearing

Dear Chairman Helsley and Honorable Commissioners:

On behalf of our client, Shea Presidio Red Oak, LLC ("Shea" or "Applicant"), we look forward to appearing before you at the August 13, 2008 hearing and strongly support and appreciate your Staff's favorable recommendation for approval of the project at 22425-22433 South Vermont Avenue in the West Carson unincorporated area (the "Project"). We have carefully reviewed your Staff's report and are committed to abide by the over 100 conditions and mitigation measures that are being included for approval. In terms of the additional options that are contained on pages 17 and 18 of the Staff Report, we are generally able to incorporate even these additional standards with some recommended modifications. We respectfully request that the Commission adopt the Staff Report subject to the modifications set forth in this letter to the additional options presented by Staff. We also propose some conditions to implement Staff's suggestions which are included as Attachment A for your consideration and review.

The proposed Project will provide 246 units of much needed multi-family housing in the West Carson area consisting of one, two and three bedroom units in a resort-like setting, including 22 units set aside for low income families. The Project will provide high-end amenities and incorporate "green" features to contribute to a cleaner, more environmentally-friendly and sustainable Los Angeles. The Project represents a significant investment in an underserved community and will revitalize the Project site to better complement the surrounding uses and enhance the aesthetic environment. In addition to the many existing beneficial Project features, Staff has suggested options to further improve the Project, which we are generally able to accommodate with requested modifications set forth below.

RESPONSES TO STAFF SUGGESTED PROJECT MODIFICATIONS

(pages 17 – 18 of Staff Report)

Resource/Energy Conservation. Staff has suggested that the Project go beyond meeting green building certification standards through one of three options: (1) obtaining green building certification by a third-party rater; (2) recycling 80 percent or more of construction waste instead of the proposed 50 percent; or (3) building to exceed State Title 24 energy standards by 15 percent (as currently proposed in the County's new Green Building Ordinance) instead of the proposed nine percent. The Project already exceeds the points required to be certified green under the "GreenPoint Rated" program of "Build it Green" as indicated in Staff's General Plan Consistency analysis. However, the Applicant will agree to exceed 2005 Title 24 energy standards by 15 percent as suggested by Staff. Please see Attachment A for a proposed condition regarding Title 24 energy standards.

In addition, Staff proposed the institution of a recycling program for the Project which would include physical improvements such as centralized receptacles to recycle paper, plastic, glass and metal waste products. The Applicant agrees to institute a recycling program to further enhance the Project's green features. The recycling program will include contracting for onsite collection and physical improvements on the Project site to facilitate recycling. Please see Attachment A for a proposed condition regarding the recycling program.

Design Compatibility. Staff has proposed that the Project implement additional measures to screen the proposed five-level parking structure from adjacent and surrounding uses. Staff has suggested the use of add-on screening materials or alteration of the exterior design of the parking structure to more closely resemble multi-family residential housing units. We believe that the greening of the structure would enhance the aesthetics of the Project and achieve Staff's objective. The Applicant agrees to incorporate additional screening measures in the form of vegetation such as climbing vines into the final landscape plan to implement Staff's suggestion and further screen the parking structure. Please see Attachment A for a proposed condition to implement this design compatibility suggestion.

Transit/Employment. Staff has suggested that the Project help ease the economic burden of high transportation costs and encourage the use of public transit. In order to meet these objectives, the Project is located within close proximity to jobs to facilitate walkability and the use of public transit. In response to Staff's suggested option, the Applicant proposes to further promote these goals by maintaining a location in the clubhouse on the Project site with public transit information and a carpooling bulletin board. This site will be maintained by management to ensure that it is well-maintained for the residents' continued and effective use. Although the Applicant is not prepared to subsidize transit for residents, these measures will help promote carpooling and the use of public transit by providing easily accessible and well-organized information to residents. Please see Attachment A for a proposed condition regarding these transit/employment measures.

Local Access/Connectivity. Staff has also suggested that the Project could provide a path for pedestrians and bicyclists via a public through-connection from 225th Street to S. Vermont Avenue or an alternate through-connection that is outside the gated development. The Applicant has considered Staff's suggestions and after review, has determined that the proposed through-connections are not feasible for several reasons. The Applicant is concerned that the pedestrian and bike path through the property would jeopardize the security of the Project site and the prospective residents, by creating a path for nonresidents to freely enter the property. The Project has been developed as a gated community to protect the residents' security and contribute to a safe community environment. A public path through the Project site would undermine these security goals and would also subject the Applicant to liability issues by inviting the public onto the property. We understand that the neighbors south of the Project site on 225th Street are also opposed to the construction of such a path due to security and other concerns. Further, the proposed through-connection outside the gated development is not feasible given the features of the Project site and surrounding areas. Given the depth of the property, it appears infeasible to construct what would amount to a tunnel-like structure outside the Project site. Finally, this proposed option would also require significant redesign of the proposed Project, has not been presented to the public and has not been studied as part of the environmental review that was completed by your staff. Thus, these suggested through-connections are infeasible given design, site, security, neighbor and legal processing constraints.

With the exception of a new public access way through the site, we embrace staff's suggested enhancements and are committed to even further public benefits in the form of sustainable design and recycling, landscape screening and transportation demand incentives, as reflected in suggested new conditions of approval contained in Attachment A. We believe that with the implementation of the above additional features, the proposed Project will further enhance the surrounding environment and contribute even more to a greener Los Angeles. In addition, the proposed Project will better complement the surrounding uses and provide an even more aesthetically pleasing residential use in an underserved community.

We appreciate your careful consideration of this Project and the proposed conditions and look forward to presenting this exciting Project to you at the public hearing.

Sincerely,

Peter J. Gutierrez
of LATHAM & WATKINS LLP

Enclosures

cc: Mike Bohlke, Second Supervisorial District
Jodie Sackett, Department of Regional Planning
Joe Flanagan, Shea Presidio Red Oak, LLC
Kirk Roloff, Shea Presidio Red Oak, LLC
Loren Montgomery, Latham & Watkins

Attachment A

Proposed Conditions

Resource/Energy Conversion: Recycling Program

The project's energy efficiency standards shall exceed the 2005 Title 24 standards by at least 15%. Applicant shall submit documentation demonstrating that such features have been incorporated in the project's design to Regional Planning prior to the issuance of building permits.

A permanent full-service recycling program shall be implemented for residents that will include contracting for periodic onsite collection and physical improvements such as centralized receptacles to recycle paper, plastic, glass and metal waste products. The recycling program shall be maintained by building management or homeowners association as applicable. Applicant shall provide for the maintenance of the recycling program facilities and service in the CC&R's. Applicant shall submit evidence of such recycling program to Regional Planning prior to the issuance of building permits.

Design Compatibility: Screening

Add the following to CUP condition 45 after the second sentence:

The landscape plan shall include climbing vines or other screening vegetation designed to screen the exterior of the five-level Project parking structure.

Transit/Employment: Encouraging Public Transit

An appropriate location shall be designated in the clubhouse to provide public transit and carpooling information for residents. This information center shall be maintained by building management or homeowners association as applicable. Applicant shall provide for the maintenance of the transit information center in the CC&R's. The information program regarding public transit and carpooling shall be submitted to Regional Planning with the CC&Rs for approval prior to final map approval.

AGENDA ITEM NOS.
10 a, b, c, d, e

VESTING TENTATIVE
TRACT MAP NO. 067784

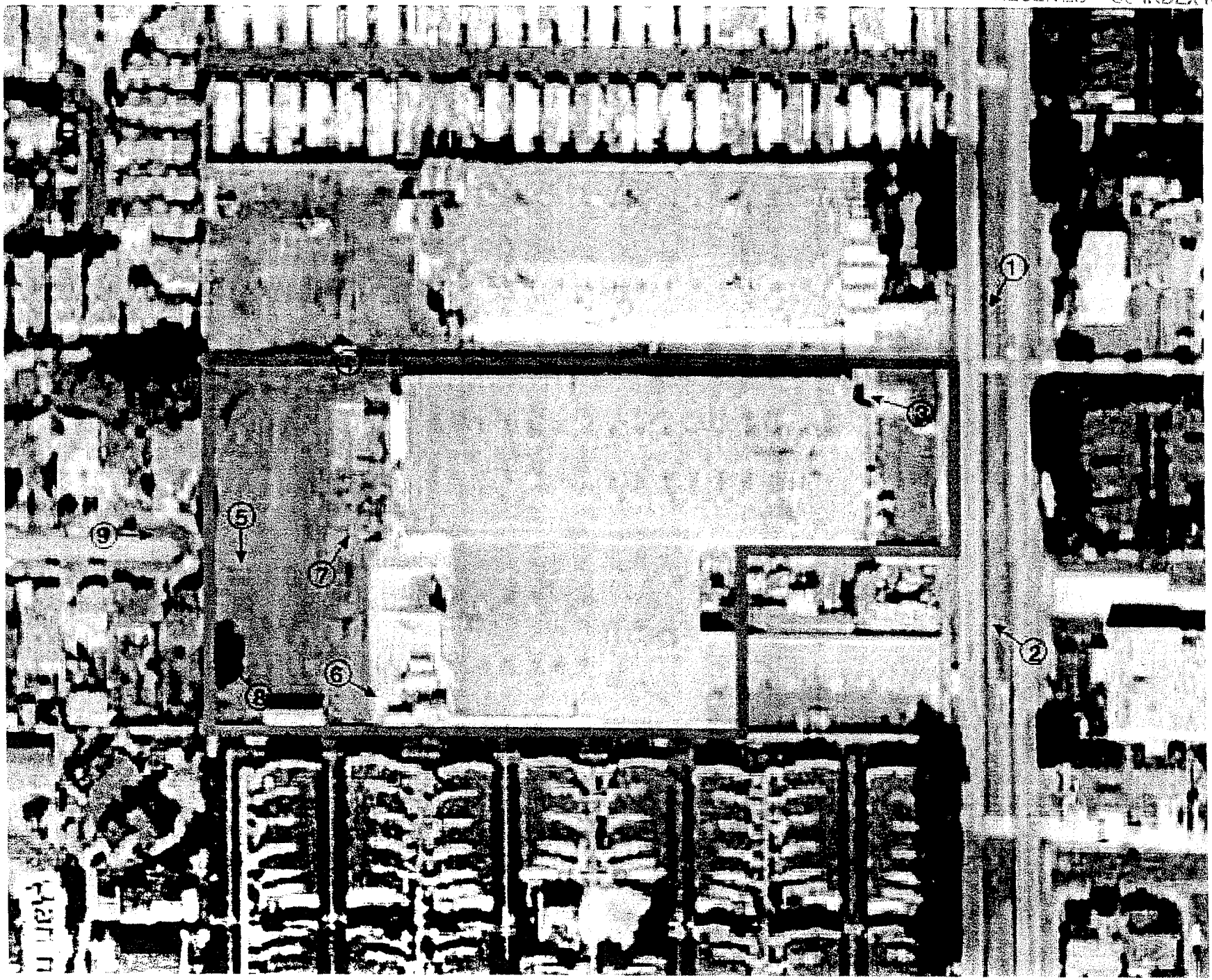
SITE PHOTOS

REGIONAL PLANNING
COMMISSION
PUBLIC HEARING

AUGUST 13, 2008

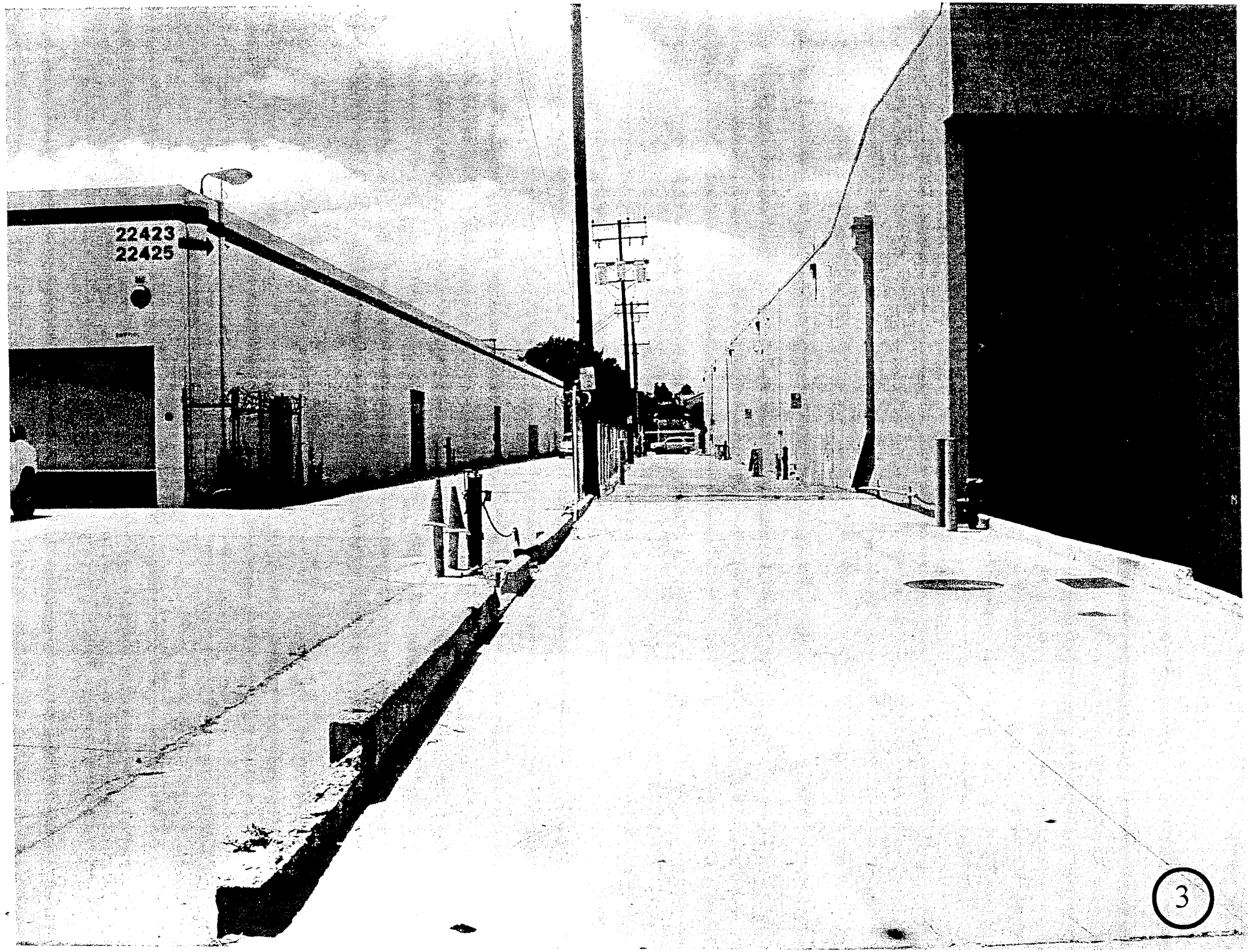
VERMONT AVENUE - MULTI-FAMILY SITE
TT 67784
SITE PHOTO LOCATION MAP
11/20/06

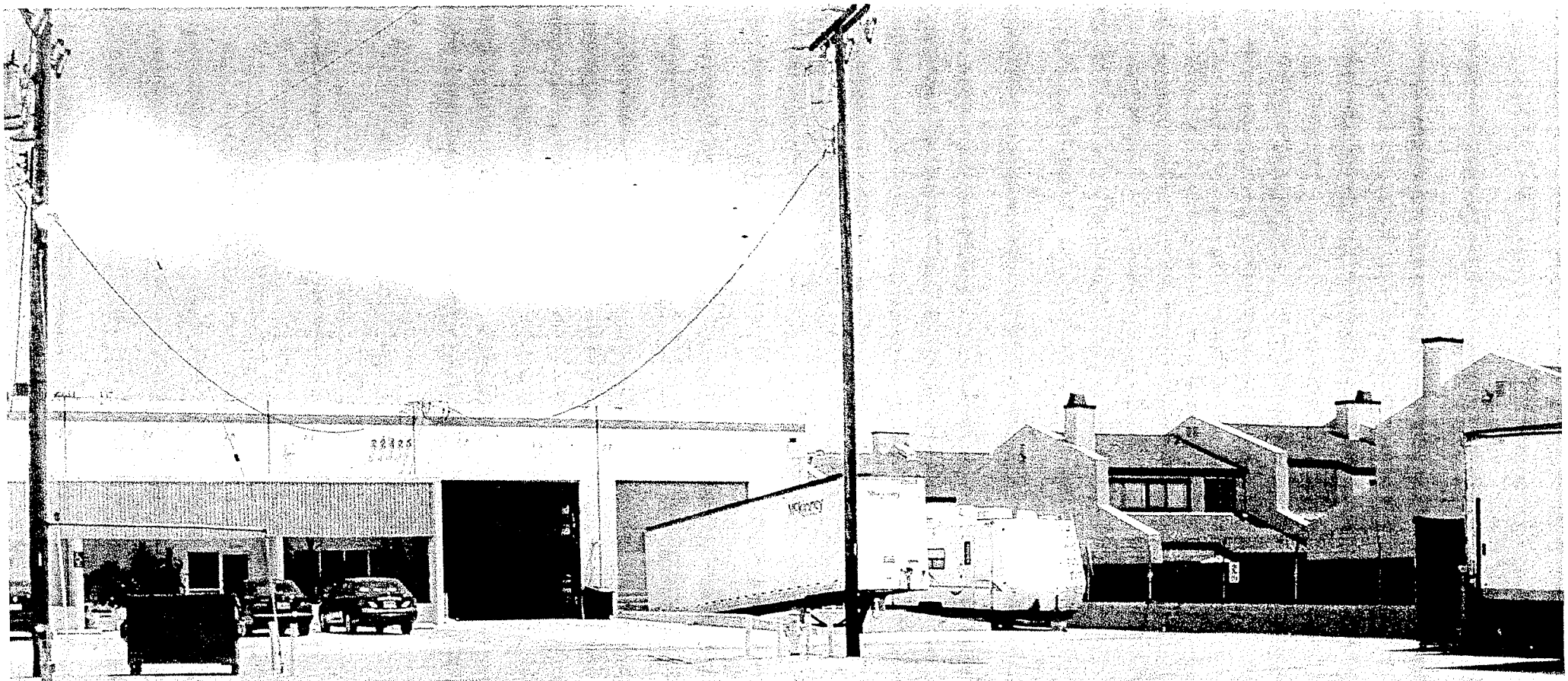
DEC 06 2006 TENTATIVE
RECEIVED CC INDEX NO.



1

22433


22423
22425



10

8/13/08

AGENDA ITEM No. 067784(2)

REQUEST TO ADDRESS
THE REGIONAL PLANNING COMMISSION
OF LOS ANGELES COUNTY

FAVOR [X] OPPOSE [ ] CONCERN [ ]

Presenter [X] PUBLIC COMMENT [ ] OTHER [X]
AGENDA ITEM

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.
---PLEASE PRINT CLEARLY---

Rolloff
LAST NAME

KIRK
FIRST NAME

130 VANTIS #200
STREET ADDRESS

ALISO VIEJO 92656
CITY ZIP CODE

kirk.rolloff@sheaproperties.com
EMAIL ADDRESS

949-389-7211
TELEPHONE NUMBER

Summary of your position on this matter (optional)

Developer / presenter-

[X] Check here if you would like to receive notification of future actions on this item.

[ ] Check here if you DO NOT intend to testify today, but would like to receive notice of future actions on this item.

8/13/08

REQUEST TO ADDRESS
THE REGIONAL PLANNING COMMISSION
OF LOS ANGELES COUNTY

AGENDA ITEM No. 10

FAVOR [✓] OPPOSE [ ] CONCERN [ ]

PUBLIC COMMENT AGENDA ITEM [ ] OTHER [ ]

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.

---PLEASE PRINT CLEARLY---

ALLEY
LAST NAME

RC
FIRST NAME

144 N. ORANGE ST
STREET ADDRESS

ORANGE 92866
CITY ZIP CODE

rca@architectsorange.com
EMAIL ADDRESS

714-639-9800
TELEPHONE NUMBER

Summary of your position on this matter (optional)

[ ] Check here if you would like to receive notification of future actions on this item.

[ ] Check here if you DO NOT intend to testify today, but would like to receive notice of future actions on this item.

8/13/08

REQUEST TO ADDRESS
THE REGIONAL PLANNING COMMISSION
OF LOS ANGELES COUNTY

AGENDA ITEM No. 10

FAVOR ☒ OPPOSE ☐ CONCERN ☐

PUBLIC COMMENT AGENDA ITEM ☐ OTHER ☐

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.
---PLEASE PRINT CLEARLY---

Gutierrez
LAST NAME

Peter
FIRST NAME

355 South Grand Ave
STREET ADDRESS

Los Angeles 90071
CITY ZIP CODE

peter.Gutierrez@lw.com
EMAIL ADDRESS

213-891-7309
TELEPHONE NUMBER

Summary of your position on this matter (optional)

☐ Check here if you would like to receive notification of future actions on this item.

☐ Check here if you DO NOT intend to testify today, but would like to receive notice of future actions on this item.

REQUEST TO ADDRESS
THE REGIONAL PLANNING COMMISSION
OF LOS ANGELES COUNTY

8/13/08

AGENDA ITEM No. 10

FAVOR ☐ OPPOSE ☐ CONCERN ☒

PUBLIC COMMENT AGENDA ITEM ☐ OTHER ☐

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.

---PLEASE PRINT CLEARLY---

WEBER
LAST NAME

HEINRICH
FIRST NAME

2720 PASEO DEL MAR
STREET ADDRESS

PALOS VERDES ESTATES
CITY ZIP CODE

HENNEB@COX.NET
EMAIL ADDRESS

310-541-7699
TELEPHONE NUMBER

Summary of your position on this matter (optional)

OWN PROPERTY 22417 VERMONT -
MY CONCERN IS PROBLEM WITH TENANTS
ABOUT MANUFACTURING ACTIVITIES,
NEED ASSURANCE THAT WE HAVE FULL
RIGHTS FOR MY - IN FUTURE.

☒ Check here if you would like to receive notification of future actions on this item.

☐ Check here if you DO NOT intend to testify today, but would like to receive notice of future actions on this item.

8/13/08

REQUEST TO ADDRESS
THE REGIONAL PLANNING COMMISSION
OF LOS ANGELES COUNTY

AGENDA ITEM No. 10

FAVOR ☐ OPPOSE ☐ CONCERN ☒

PUBLIC COMMENT AGENDA ITEM ☐ OTHER ☐

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.
---PLEASE PRINT CLEARLY---

LOWDEN
LAST NAME

ANN
FIRST NAME

22327 HARBOR RIDGE LN #3
STREET ADDRESS

TORRANCE 90502
CITY ZIP CODE

ANNLWIC@AOL.COM
EMAIL ADDRESS

310-328-5866
TELEPHONE NUMBER

Summary of your position on this matter (optional)

☒ Check here if you would like to receive notification of future actions on this item.

☐ Check here if you DO NOT intend to testify today, but would like to receive notice of future actions on this item.

8/13/08

REQUEST TO ADDRESS
THE REGIONAL PLANNING COMMISSION
OF LOS ANGELES COUNTY

AGENDA ITEM No. 10

FAVOR ☐ OPPOSE ☐ CONCERN ☒

PUBLIC COMMENT AGENDA ITEM ☐ OTHER ☐

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.
---PLEASE PRINT CLEARLY---

Brown
LAST NAME

wayne
FIRST NAME

1003 W 225 ST
STREET ADDRESS

Torrance 90502
CITY ZIP CODE

EMAIL ADDRESS

310-782-6969
TELEPHONE NUMBER

Summary of your position on this matter (optional)

☒ Check here if you would like to receive notification of future actions on this item.

☐ Check here if you DO NOT intend to testify today, but would like to receive notice of future actions on this item.

8/13/08

REQUEST TO ADDRESS
THE REGIONAL PLANNING COMMISSION
OF LOS ANGELES COUNTY

AGENDA ITEM No. 10

FAVOR ☐ OPPOSE ☐ CONCERN ☒

PUBLIC COMMENT AGENDA ITEM ☐ OTHER ☐

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.

---PLEASE PRINT CLEARLY---

Rodriguez
LAST NAME

Roger
FIRST NAME

1000 W 225th St
STREET ADDRESS

Torrance CA 90502
CITY ZIP CODE

EMAIL ADDRESS

310-782-1180
TELEPHONE NUMBER

Summary of your position on this matter (optional)

☒ Check here if you would like to receive notification of future actions on this item.

☐ Check here if you DO NOT intend to testify today, but would like to receive notice of future actions on this item.

8/13/08

AGENDA ITEM No. 10

REQUEST TO ADDRESS
THE REGIONAL PLANNING COMMISSION
OF LOS ANGELES COUNTY

FAVOR [X] OPPOSE [ ] CONCERN [ ]

PUBLIC COMMENT AGENDA ITEM [ ] OTHER [ ]

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.
---PLEASE PRINT CLEARLY---

CAMERON
LAST NAME

JEFF
FIRST NAME

22533 S. VERMONT AVE. #59
STREET ADDRESS

TORRANCE 90502
CITY ZIP CODE

JEFF@JCAMERON.COM
EMAIL ADDRESS

310-320-7892
TELEPHONE NUMBER

Summary of your position on this matter (optional)

I intend to give testimony on how Shea/RedOak has been very open to our concerns as a neighbor and has fostered a very open line of communication with our Homeowner's Association

[ ] Check here if you would like to receive notification of future actions on this item.

[ ] Check here if you DO NOT intend to testify today, but would like to receive notice of future actions on this item.

8/13/08

AGENDA ITEM No. 10

REQUEST TO ADDRESS
THE REGIONAL PLANNING COMMISSION
OF LOS ANGELES COUNTY

FAVOR ☐ OPPOSE ☐ CONCERN ☒

PUBLIC COMMENT AGENDA ITEM ☐ OTHER ☐

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.

---PLEASE PRINT CLEARLY---

NOACK
LAST NAME

WARREN
FIRST NAME

20114 TomLEE AVE
STREET ADDRESS

TORRANCE CALIF 90503
CITY ZIP CODE

EMAIL ADDRESS

310 - 371 - 6623
TELEPHONE NUMBER

Summary of your position on this matter (optional)

Concerned with negative Impact Residential development will have on Industrial property located at 22417 S. Vermont (adjacent to the proposed project); Complaints from residents regarding odor, truck traffic, employee's activities associated with manufacturing processes which are currently permitted by zoning ie M-1. THE current Zoning in this area is M-1 industrial, light manufacturing.

☑ Check here if you would like to receive notification of future actions on this item.

☑ Check here if you DO NOT intend to testify today, but would like to receive notice of future actions on this item.

8/13/08

REQUEST TO ADDRESS
THE REGIONAL PLANNING COMMISSION
OF LOS ANGELES COUNTY

AGENDA ITEM No. 10

FAVOR ☑ OPPOSE ☐ CONCERN ☐

PUBLIC COMMENT AGENDA ITEM ☐ OTHER ☐

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.
---PLEASE PRINT CLEARLY---

Cole
LAST NAME

Thomas
FIRST NAME

PO Box 995
STREET ADDRESS

Torrance 90508
CITY ZIP CODE

thomasrcole@hotmail.com
EMAIL ADDRESS

310-421-4407
TELEPHONE NUMBER

Summary of your position on this matter (optional)

☐ Check here if you would like to receive notification of future actions on this item.

☑ Check here if you DO NOT intend to testify today, but would like to receive notice of future actions on this item.

8/13/08

AGENDA ITEM No. 10

REQUEST TO ADDRESS
THE REGIONAL PLANNING COMMISSION
OF LOS ANGELES COUNTY

FAVOR [X] OPPOSE [ ] CONCERN [ ]

PUBLIC COMMENT AGENDA ITEM [ ] OTHER [ ]

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.

---PLEASE PRINT CLEARLY---

HENDERSON
LAST NAME

STACIE
FIRST NAME

30851 AGOURA ROAD #210
STREET ADDRESS

AGOURA HILLS 91301
CITY ZIP CODE

STACIE.HENDERSON@CAJAELR.COM
EMAIL ADDRESS

818-735-8838
TELEPHONE NUMBER

Summary of your position on this matter (optional)

[ ] Check here if you would like to receive notification of future actions on this item.

[ ] Check here if you DO NOT intend to testify today, but would like to receive notice of future actions on this item.

8/13/08

AGENDA ITEM No. 10

REQUEST TO ADDRESS
THE REGIONAL PLANNING COMMISSION
OF LOS ANGELES COUNTY

FAVOR ☐ OPPOSE ☐ CONCERN ☐

PUBLIC COMMENT AGENDA ITEM ☐ OTHER ☐

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.
---PLEASE PRINT CLEARLY---

NELSON
LAST NAME

ANDREW
FIRST NAME

92 ~~STANDARD~~ STAMFORD COURT
STREET ADDRESS

IRVINE CA 92612
CITY ZIP CODE

andrew@redoakinv.com
EMAIL ADDRESS

949-733-2000
TELEPHONE NUMBER

Summary of your position on this matter (optional)

Applicant

☑ Check here if you would like to receive notification of future actions on this item.

☐ Check here if you DO NOT intend to testify today, but would like to receive notice of future actions on this item.

8/13/08

REQUEST TO ADDRESS
THE REGIONAL PLANNING COMMISSION
OF LOS ANGELES COUNTY

AGENDA ITEM No. 10

FAVOR ☐ OPPOSE ☐ CONCERN ☐

PUBLIC COMMENT ☐ OTHER ☐
AGENDA ITEM

THE INFORMATION BELOW IS REQUIRED. ALL FUTURE CORRESPONDENCE WILL BE SENT USING THE INFORMATION YOU PROVIDE HERE.
---PLEASE PRINT CLEARLY---

HARVEY
LAST NAME

JANET
FIRST NAME

400 OCEANGATE STE 480
STREET ADDRESS

LONG BEACH 90802
CITY ZIP CODE

EMAIL ADDRESS

562-432-8484
TELEPHONE NUMBER

Summary of your position on this matter (optional)

Representing firm that prepared traffic study for the project.

Available to answer questions if necessary.

☐ Check here if you would like to receive notification of future actions on this item.

☐ Check here if you DO NOT intend to testify today, but would like to receive notice of future actions on this item.