Los Angeles County
Department of Regional Planning

*Planning for the Challenges Ahead*

Richard J. Bruckner
Director

December 1, 2011

TO: Pat Modugno, Chair
Esther L. Valadez, Vice Chair
Harold V. Helsley, Commissioner
Curt Pedersen, Commissioner
David W. Louie, Commissioner

FROM: Jodie Sackett, AICP, Senior Regional Planning Assistant
Land Divisions Section

**SUBJECT: PROJECT NO.TR067784-(2)**
**AMENDED VESTING TENTATIVE TRACT MAP NO. 067784-1**
**MINOR MODIFICATION TO CUP NO. 200600321**
**HOUSING PERMIT NO. 201100005**
**22425 SOUTH VERMONT AVENUE, WEST CARSON**

## PROJECT DESCRIPTION & BACKGROUND

Project No. TR067784-(2) ("Shea Condos") approved 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. An administrative housing permit also approved a 20 percent density bonus (40 units) with a 10 percent affordable housing set-aside (22 units) for lower income households. Your Commission held a public hearing for the project on August 13, 2008 and took its final action on the same date, approving the project by a vote of 5-0. Subsequently, the Los Angeles County Board of Supervisors heard the project on October 28, 2008, taking their final action and granting approval on November 25, 2008.

## PROJECT STATUS

During the November 2, 2011 public meeting, your Commission heard information from staff about the requested revision of the administrative housing permit to provide a 5 percent very low income housing set aside in place of the originally approved 10 percent low income housing set aside. Your Commission continued the meeting on the discussion/possible action item to December 7, 2011, and instructed staff and County Counsel to return with information related to the Commission's role in considering a revision to an administrative housing permit to substitute the type of affordable housing that is being provided. Staff and County Counsel have researched the matter, and, pursuant to State law, the applicant is allowed to select the affordable housing type that will trigger the required density bonus, so long as the State and County Code requirements have been met. With respect to the subject project, all requirements have been met. Therefore, under applicable provisions of State law and the County Code, the County is obligated to accept the substitution of affordable housing type proposed by the applicant, and to process such substitution administratively. Therefore, the requested amendments to the previously approved vesting tentative map and the minor modification to the CUP are no longer required. Based on these facts, there is no further action required by the

Commission, and this matter will be removed from the Commission's calendar and processed administratively.

NP:jds
12/1/11