



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 3, 2011

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. TR068400-(5)
GENERAL PLAN AMENDMENT NO. 200700002
ZONE CHANGE NO. 200700004
MOBILEHOME PERMIT NO. 201000003
PARKING PERMIT NO. 200800002
HOUSING PERMIT NO. 201000001
CONDITIONAL USE PERMIT NO. 200700073
VESTING TENTATIVE TRACT MAP NO. 068400
APPLICANT: PRIME ENTERPRISES, LLC
900 S. SAN GABRIEL BLVD., SUITE 200
SAN GABRIEL, CA 91776
SOUTH ARCADIA ZONED DISTRICT
FIFTH SUPERVISORIAL DISTRICT (3-VOTE)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider the Mitigated Negative Declaration for General Plan Amendment No. 200700002, Zone Change No. 200700004, Mobilehome Permit No. 201000003, Parking Permit No. 200800002, Housing Permit No. 201000001, Conditional Use Permit ("CUP") No. 200700073, and Vesting Tentative Tract Map No. 068400, 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 Mitigated Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Mitigated Negative Declaration.
2. Instruct County Counsel to prepare the necessary documents to approve General Plan Amendment No. 200700002 and Zone Change No. 200700004, 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 Mobilehome Permit No. 201000003, Parking Permit No. 200800002, Housing Permit No. 201000001, CUP No. 200700073 and Vesting Tentative Tract Map No. 068400.

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 market-rate and senior 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, Mobilehome Permit, Housing Permit, Parking Permit, CUP, and Vesting Tentative Tract Map 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, Mobilehome Permit, Housing Permit, Parking Permit, CUP, and Vesting Tentative Tract Map also promote the County's vision for improving the quality of life in Los Angeles County. The project allows for the redevelopment of an aging and nearly vacant mobilehome park with 318-unit multi-family residential development with several amenities such as senior housing, a pool, playground, village green and community center. The project will result in a high-quality residential development that will overall improve the value and quality of life of the community.

FISCAL IMPACT/FINANCING

Approval of the proposed General Plan Amendment, Zone Change, Mobile Home Permit, Housing Permit, Parking Permit, CUP, and Vesting Tentative Tract Map 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 October 20, 2010, the Commission conducted a public hearing on General Plan Amendment No. 200700002, Zone Change No. 200700004, Mobilehome Permit No. 201000003, Housing Permit No. 201000001, Parking Permit No. 200800002, CUP No. 200700073, and Vesting Tentative Tract Map No. 068400. The requests before the

Commission were to amend the Los Angeles Countywide General Plan Land Use Policy Map on the 12.1 gross acre subject property from Category 1 (Low Density Residential – One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential – 12 to 22 Dwelling Units Per Acre); change 0.9 net acres of existing C-3 (Unlimited Commercial) zoning, 2.3 net acres of existing R-3-P (Limited Multiple Residence – Parking) zoning, and 8.1 net acres of existing R-A (Residential Agricultural – 5,000 Square Feet Minimum Required Lot Area) zoning on the subject property to R-3-22U-DP (Limited Multiple Residence – 22 Units Per Net Acre – Development Program); consider a mobilehome park Closure Impact Report; allow a density bonus of 68 units (or 21 percent) with 75 market rate units of senior housing within the proposed development; a Development Program overlay zone, with modifications to setbacks, building height, walls and fence height; and onsite project grading exceeding 100,000 cubic yards of combined cut/fill; shared and reciprocal parking among all proposed lots; and the creation of six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two buildings). On October 20, 2010, the Commission voted 5-0 to close the public hearing, adopt the Mitigated Negative Declaration, approve the Mobilehome Permit, Housing Permit, Parking Permit, CUP, and Vesting Tentative Tract Map, and recommend to the Board approval of the General Plan Amendment and 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 Mobilehome Permit, Housing Permit, Parking Permit, CUP, and Vesting Tentative Tract Map are deemed to be called for review/appealed by your Board and shall be considered concurrently with the 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, a Mitigated Negative Declaration (“MND”) was prepared for this project, as the project will have less than significant or no impacts on the environment with project mitigation for *geotechnical, noise, air quality, sewer, traffic, drainage and grading, tenant relocation, and water conservation*. Notice is hereby given that the County of Los Angeles will consider a recommendation to adopt a MND. Based on the adoption of the MND, approval of the General Plan Amendment, Zone Change, Mobilehome Permit, Housing Permit, Parking Permit, CUP and Vesting Tentative Tract Map will not have a significant impact on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed General Plan Amendment, Zone Change, Mobilehome Permit, Housing Permit, Parking Permit, CUP and Vesting Tentative Tract Map is not expected to have a negative impact on current services.

Respectfully Submitted,



Richard J. Bruckner

RJB:SA:SMT:jds

Attachments: Commission Resolutions, Findings and Conditions; Environmental Determination; Commission Staff Report and Correspondence; Vesting Tentative Tract Map, Exhibit "A", Floor Plans and Elevations, Land Use Map

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