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

A RESOLUTION OF THE
REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
RELATING TO GENERAL PLAN AMENDMENT NO. 200700002

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

WHEREAS, the Los Angeles County Regional Planning Commission ("Commission") has conducted a public hearing regarding General Plan Amendment 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 on October 20, 2010; and

WHEREAS, the Commission finds as follows:

1. The subject site is located at 4241 Live Oak Avenue, within the South Arcadia Zoned District and the Fifth Supervisorial District of Los Angeles County.

2. The irregularly-shaped subject property is 12.1 gross acres (11.4 net acres) in size with gently-sloping topography. The subject property currently has a 228-unit mobilehome park ("Santa Anita Village"), still in operation, with 37 remaining units occupied.

3. Primary access to the subject property is from Live Oak Avenue, a 142-foot wide Major Highway as shown on the Los Angeles County Master Plan of Highways, with 120 feet of paved width and a 10-foot wide concrete median.

4. General Plan Amendment No. 200700002 is a request 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).

5. Zone Change No. 200700004 is a related request to 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 Require Lot Area) zoning on the subject property to R-3-22U-DP (Limited Multiple Residence – 22 Dwelling Units Per Net Acre – Development Program).The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new CUP is first obtained.

6. Mobilehome Permit No. 201000003 is a related request to consider a mobilehome park Closure Impact Report ("CIR").

7. Parking Permit No. 200800002 is a related request for shared and reciprocal parking among all proposed lots.

8. Housing Permit No. 201000001 is a related request for a discretionary housing permit to allow a density bonus of 68 units (or 21 percent) with 75 market rate units of senior housing set aside within the proposed development.

9. CUP No. 200700073 is a related request for the DP zone and onsite project grading exceeding 100,000 cubic yards of combined cut/fill (166,470 cubic yards cut, 132,670 cubic yards fill and 16,140 net cubic yards imported from offsite). Also proposed with the DP zone are the following modifications to the R-3 zone:

   (Building Setbacks)
   a) Lot No. 1: To allow a rear yard setback of 10 feet for Building No. 10.
   b) Lot No. 2: To allow a side yard setback of one foot for Building No. 17, and to allow a rear yard setback of three feet for Building No. 11 and two feet for Building No. 17.
   c) Lot No. 3: To allow a rear yard setback of zero feet for Building No. 3 and two feet for Building No. 6.
   d) Lot No. 4: To allow a rear yard setback of two feet for Building No. 2.
   e) Lot No. 5: To allow a rear yard setback of four feet for Building No. 15.
   f) Lot No. 6: To allow a side yard setback of three feet and a rear yard setback of six feet for Building Nos. 24 and 25.

   (Building Heights)
   a) Building Nos. 1 through 7, 10, 16, 18, and 19 through 23: To allow a maximum height of 36 feet and nine inches.
   b) Building Nos. 8, 9, 11 through 15, and 17: To allow a maximum height of 37 feet.
   c) Building No. 24: To allow a maximum height of 66 feet and four inches.
   d) Building No. 25: To allow a maximum height of 64 feet and eight inches.

   (Walls and Fences)
   a) Lot No. 2: To allow a wall/fence height up to eight feet within the required front yard setback.
   b) Lot Nos. 2, 3, 4, 5 and 6: To allow a wall/fence height up to eight feet within the required side yard setbacks.
   c) Lot Nos. 1 and 6: To allow a wall/fence height up to eight feet within the required rear yard setbacks.
   d) Lot Nos. 1, 3, 4 and 6: to allow a wall/fence height up to six feet within the required front yard setback.

10. Vesting Tentative Tract Map No. 068400 is a related request to create 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 12.1 gross acres.

11. Approval of the vesting tentative tract map, CUP, housing permit, mobilehome permit and parking permit will not become effective unless and until the Los Angeles County Board

of Supervisors ("Board"") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

12. The applicant's site plan, labeled Exhibit "A", depicts six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres. The site is designed with 19 townhouse buildings (each designed with either seven or eight dwelling units) along the site perimeter bordering single-family residences to the east, north and west. The townhouse units are designed to reduce in height as they approach the site perimeter adjoining the rear yards of the adjacent single-family residences. The center of the development contains a cluster of four townhouse buildings, a clubhouse building, outdoor pool and spa, playground and village green, all for common use by residents and guests. Also contained in the center is front-loaded guest and handicapped-accessible parking area along a private driveway/fire lane allowing access to the adjacent amenities and surrounding residences. The southerly portion of the development contains a "podium" structure design with two four-story condominium towers (one tower containing 75 units and the other 73 units), subterranean parking, a community center and three outdoor courtyards for common use. One of the two condo towers will be set aside for senior housing units. Internal circulation and access is provided by a private driveway and fire lane system with paved widths varying between 26 and 33 feet. This system includes both parallel and front-loaded guest parking spaces dispersed throughout the site, as well as a network of sidewalks offering pedestrian connectivity throughout the site and allowing offsite access to Live Oak and Mayflower. Landscaping is provided along the project perimeter to screen the development from adjacent views, and also within the development along the drives and sidewalks to provide shade and enhance the aesthetic appeal of the project.

13. The entire 12.1 gross acre subject property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 266 units). The project proposes 250 dwelling units, along with an additional 68 dwelling units as part of a density bonus authorized under the proposed discretionary housing permit, bringing the overall project total number of units to 318. The applicable density of the proposed project is 250 units (or 21 dwelling units per gross acre) which is consistent with the maximum under Category 3.

14. The subject property consists of C-3, R-3-P and R-A zoning.

15. Surrounding zoning within a 500-foot radius consists of the following:
    - North: R-A
    - East: R-A, C-3
    - South: R-3-P, C-3, A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)
    - West: R-A

16. Surrounding land uses within a 500-foot radius consist of the following:
    - North: Single-family residences
    - East: Single-family residences, mobilehome park
    - South: Single-family residences, offices, retail, light industrial, parking, auto repair
    - West: Single-family residences

17. The project is consistent with the proposed R-3-22U-DP zoning classification. Attached multi-family residences are permitted in the R-3-22U-DP zone pursuant to Sections 22.20.260 and 22.40.040 of the County Code. The project also complies with the density provisions of the R-3-22U-DP zone, which allows a maximum of 250 (pre-density bonus) dwelling units on the subject property. With the associated CUP, the project will also comply with the DP zone.

18. Between October 2007 and October 2008, the applicant conducted outreach with nearby residents, the Monrovia-Arcadia-Duarte Town Council ("MAD"), and the adjacent jurisdictions of the City of Monrovia, City of Arcadia and the City of Irwindale. In summary, local residents were primarily concerned with privacy (i.e. building heights and setbacks) and traffic. With respect to privacy, the applicant, based on community feedback, has revised the project to incorporate a modest reduction in density (from 334 units to 318), reducing the building heights to one story along the property perimeter adjacent to single-family residences, removing windows facing the outer perimeter, and installing additional perimeter landscape screening. Regarding traffic, the project was redesigned to include a center island at the main entry gate along mayflower Avenue, restricting left turns and reducing negative neighborhood effects from "cut-through" traffic. Local residents also expressed some opposition to any proposed affordable and senior units, which would "reduce property values" and "increase emergency vehicle activity", respectively.

19. In October 2007, the applicant sent letters to the municipalities of Monrovia, Irwindale and Arcadia, summarizing the proposed development and requesting feedback. As of date, no correspondence has been received from these cities.

20. In April and October 2008, the applicant attended meetings with MAD, answering questions related to the estimated selling price of the proposed condominium units, the timing of the mobilehome park closure, traffic impacts, local school funding, headlight glare from egressing project traffic, and a second project entry from Live Oak Avenue. As of date, no direct correspondence has been received from MAD.

21. At the time of writing, two responses from local residents have been received, one of whom is a person taking care of an ill tenant currently residing within the mobilehome park. This person expressed a concern with the relocation assistance presented in the CIR, and whether the list of potential relocation areas has been updated within the last year. The second community member indicated a general concern about increased traffic, and also suggested that the new project should include "community gardens" and "office park" features.

22. During the October 20, 2010 public hearing, the Commission heard a presentation from staff and the applicant. During the hearing, the applicant presented the following points:
    - Project replaces an "obsolete" mobilehome park
    - Project provides a "campus-like" environment with many amenities
    - Senior housing set-aside will allow seniors to remain in neighborhood
    - Project design/access will direct traffic away from neighborhood streets
    - Project reviewed by the Monrovia School District
    - Paying an overall $2.6 million in developer fees and an estimated $900,000 per year in property taxes
    - Current design reflects input gathered from several neighborhood meetings; reduced building heights and removed windows to improve privacy
    - Reviewed by County environmental staff and the Air Quality Management District (AQMD), no significant impacts found
    - Project falls within the proposed CEQA CO_2 (carbon emissions) standard for new development projects

    In addition, opposing testimony was heard from three residents, who cited the following concerns:
    - Overall environmental impacts (traffic, air, noise, aesthetic)
    - Lack of community compatibility (overall size, building height)
    - Approval will induce other mobilehome parks to be closed and redeveloped
    - Project will reduce/eliminate privacy; should be redesigned with "one-story units"
    - MND is insufficient; does not address "greenhouse gases"; MND is inappropriate for size and scale of project
    - Plan amendment and zone change are inappropriate; not in the public health safety and general welfare

23. During the October 20, 2010 public hearing, the Commission discussed the proposed development. The Commission asked County Counsel to clarify if the project should have completed an Environmental Impact Report or MND, to which County Counsel responded that the development reflected an MND. The Commission also indicated that it is "disappointed" to see a mobilehome park closed, and that mobilehome parks need to be "kept in the community". However, the Commission also stated that the developer "listened to the community" in designing the project and that it can be a "leadership project" for the community.

24. On October 20, 2010, after hearing all testimony, the Commission closed the public hearing, approved the MND and MMP, approved Mobilehome Permit No. 201000003, Parking Permit No. 200800002, Housing Permit No. 201000001, Conditional Use Permit No. 200700073, and Vesting Tentative Tract Map No. 068400, and recommended to the Board approval of General Plan Amendment No. 200700002 and adoption of Zone Change No. 200700004.

25. The plan amendment is consistent with the goals and policies of the General Plan. The plan amendment allows a project that promotes urban revitalization, increases the supply and diversity of housing, increases the supply of senior housing, and promotes the efficient use of land through a more concentrated pattern of urban development.

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

27. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures except as otherwise modified, as shown on the vesting tentative tract map and Exhibit "A".

28. Compatibility with surrounding land uses will be ensured through the related zone change, parking permit, CUP, and subdivision.

29. 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.

30. The recommended plan amendment is needed in order to fulfill and implement General Plan policies to provide high-quality multi-family and senior housing in older urban neighborhoods.

31. The particular amendment is appropriate and proper because the proposed location of the development efficiently utilizes existing infrastructure and services, is compatible with surrounding uses, and will improve the quality of the neighborhood.

32. Modified conditions warrant a revision to the General Plan. The area in question is in need of urban revitalization and conversion of a mostly vacant mobilehome park to a more beneficial land use.

33. Approval of the proposed plan amendment is in the best interest of the public health, safety and general welfare, as the area contains and/or the project proposes sufficient infrastructure and facilities to accommodate the development, to include street improvements, water supply, sewer connection, fire flow and fire access. The development is in conformity with good planning practices, as the development is necessary in order to fulfill General Plan goals related to urban revitalization and senior housing.

34. The plan amendment to Category 3 will allow new major development and investment in an older urbanized area in need of revitalization. Although adjacent portions along Live Oak Avenue are designated Category 1, most of the land uses along the north side of this corridor are commercial and not residential. Thus, the higher density is proposed adjacent to more intensive uses compatible with the proposed development. The project supports General Plan policy for increased multi-family housing in closer proximity to

existing services and facilities, such as auto repair, offices, a furniture store, public library, restaurant and other retail businesses. Furthermore, the project supports general policy direction to direct new development "in a more concentrated urban pattern" away from undeveloped areas where growth is less appropriate (see General Goals, p. G-12, and Open Space Element, p. OS-1). Lastly, no significant environmental impacts are anticipated, and potential impacts will be reduced to less than significant with appropriate project mitigation measures.

35. The applicant has satisfied the "Burden of Proof" for the requested plan amendment.

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/no impacts with project mitigation for geotechnical, noise, air quality, sewer, traffic, drainage and grading, tenant relocation, and water conservation. Based on the Initial Study, a Mitigated Negative Declaration ("MND") has been prepared for this project. Mitigation measures are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such measures have been included in the Mitigation Monitoring Program ("MMP").

37. After consideration of the attached MND 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 approves the MND.

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.

39. 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 ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

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

1. Hold a public hearing to consider the above recommended general plan amendment; and

2. Certify that the MND has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Commission; and

3. Approve the MND and MMP prepared for the project and certify that it has reviewed and considered the information contained therein; and

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

5. Adopt General Plan Amendment No. 200700002 amending the Land Use Policy Map of the General Plan as depicted on the Exhibit attached hereto and described hereinabove.

I hereby certify that the foregoing was adopted unanimously by the voting members of the Regional Planning Commission of the County of Los Angeles on October 20, 2010.

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

AMENDMENT TO COUNTYWIDE GENERAL PLAN

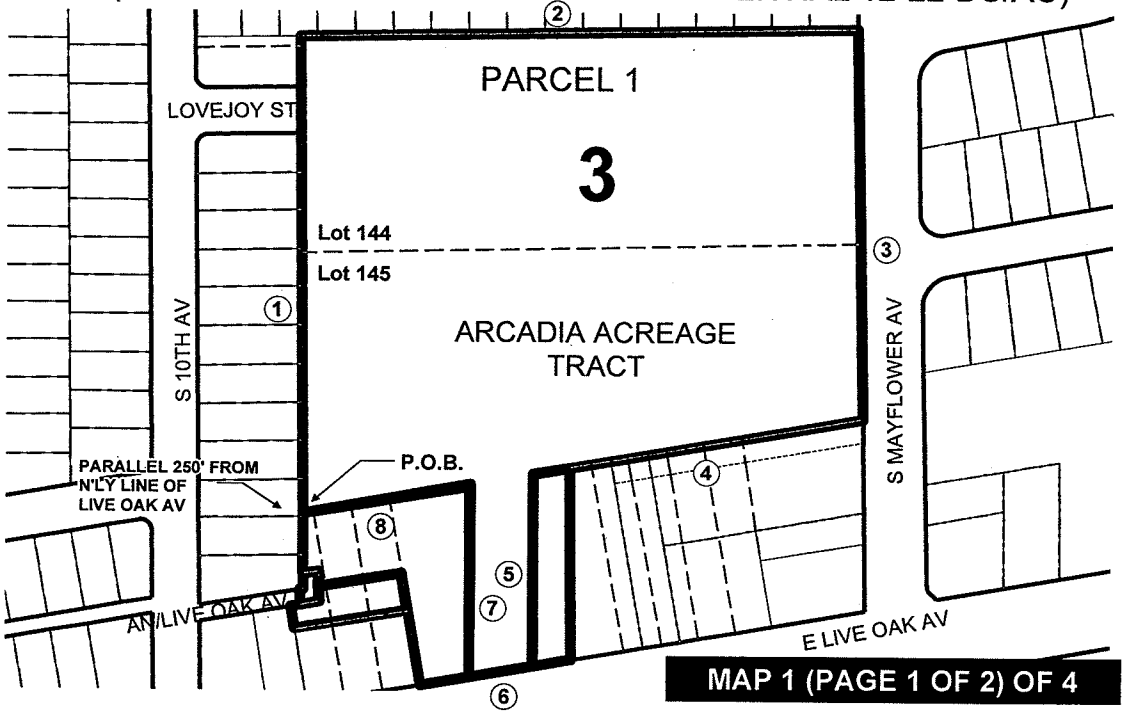
SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002

ON: _____

CATEGORY 1 TO CATEGORY 3

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



MAP 1 (PAGE 1 OF 2) OF 4

LEGAL DESCRIPTION:

PARCEL 1: THOSE PORTIONS OF LOTS 144 AND 145, ARCADIA ACREAGE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE E'LY LINE OF LOT 3 OF TRACT NO. 14525, AS SHOWN ON A MAP RECORDED IN BOOK 300, PAGE 29 AND 30 OF MAPS, RECORDS OF SAID COUNTY, SAID POINT BEING THE POINT OF INTERSECTION OF SAID E'LY LINE WITH A LINE WHICH IS PARALLEL WITH AND DISTANT N'LY 250', MEASURED AT RIGHT ANGLES, FROM THE N'LY LINE OF LIVE OAK AVENUE, 100' IN WIDTH, AS THE SAME IS SHOWN ON MAP OF TRACT NO. 15099, RECORDED IN BOOK 319, PAGES 43 AND 44 OF MAPS, RECORDS OF SAID COUNTY;

(1) N.00° 14' 23"W. 630.34'

(2) N.89° 45' 20"E. 734.04'

(3) S.0° 09' 27"E. 515.10' TO THE INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT N'LY 250', MEASURED AT RIGHT ANGLES, FROM THE N'LY LINE OF SAID LIVE OAK AVENUE

(4) S.80° 40' 38"W. 438.62' TO A POINT DISTANT N.80° 40' 38"E. 20.25' FROM THE MOST W'LY CORNER OF THAT PARCEL OF LAND CONVEYED TO SONES & FITZPATRICK, INC., A CORPORATION, AND DESCRIBED IN DEED RECORDED ON JUNE 8, 1949, AS INSTRUMENT NO. 132, IN BOOK 30266, PAGE 39, OFFICIAL RECORDS OF SAID COUNTY

(5) S.00° 14' 23"E. 253.07' TO THE INTERSECTION WITH THE N'LY LINE OF SAID LIVE OAK AVENUE

(6) S.80° 49' 38"W. 81' TO THE SE CORNER OF LOT 5, OF TRACT NO. 14718, AS PER MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, RECORDS OF SAID COUNTY

CONTINUE TO PAGE 2.

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 100 200 FEET

COUNTY ZONING MAP
150H281
153H281
153H285

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

AMENDMENT TO COUNTYWIDE GENERAL PLAN

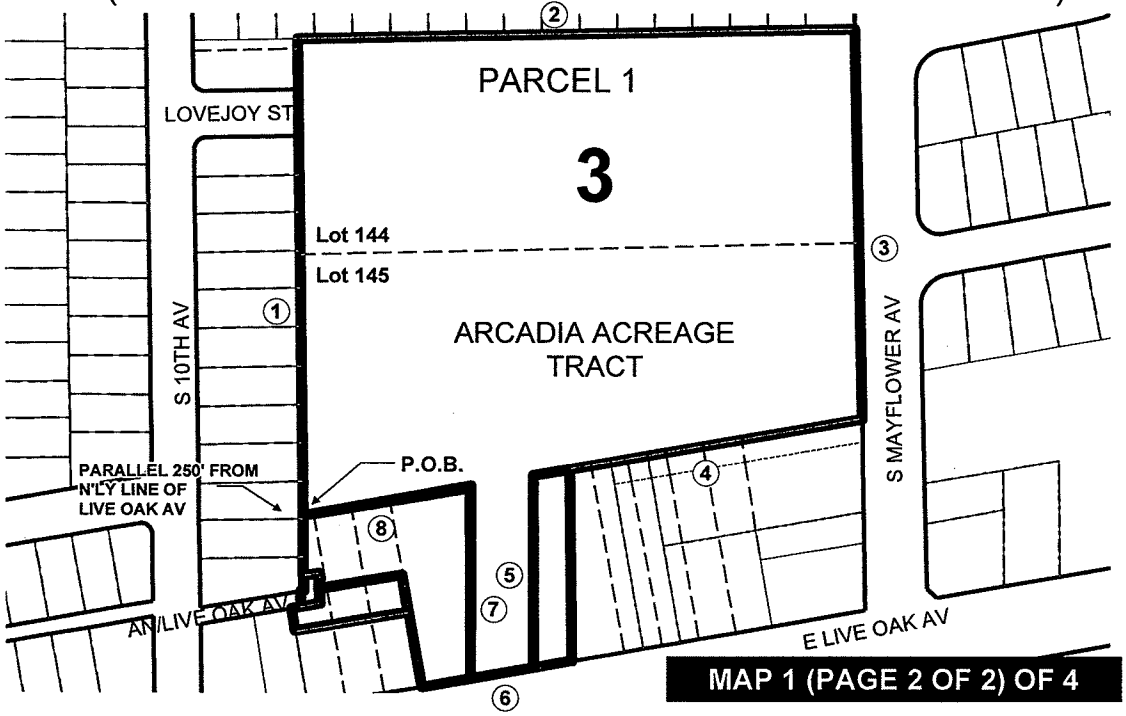
SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002

ON: _____

CATEGORY 1 TO CATEGORY 3

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



MAP 1 (PAGE 2 OF 2) OF 4

LEGAL DESCRIPTION: CONTINUED FROM PAGE 1

PARCEL 1:

⑦ N.00° 14' 23"W. 253.07' TO THE NE CORNER OF SAID LOT

⑧ — S.80° 49' 38"W. 222.68' TO THE TRUE **POINT OF BEGINNING**.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- **NAP** NOT A PART

N

0 100 200

FEET

COUNTY ZONING MAP
150H281
153H281
153H285

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

AMENDMENT TO COUNTYWIDE GENERAL PLAN

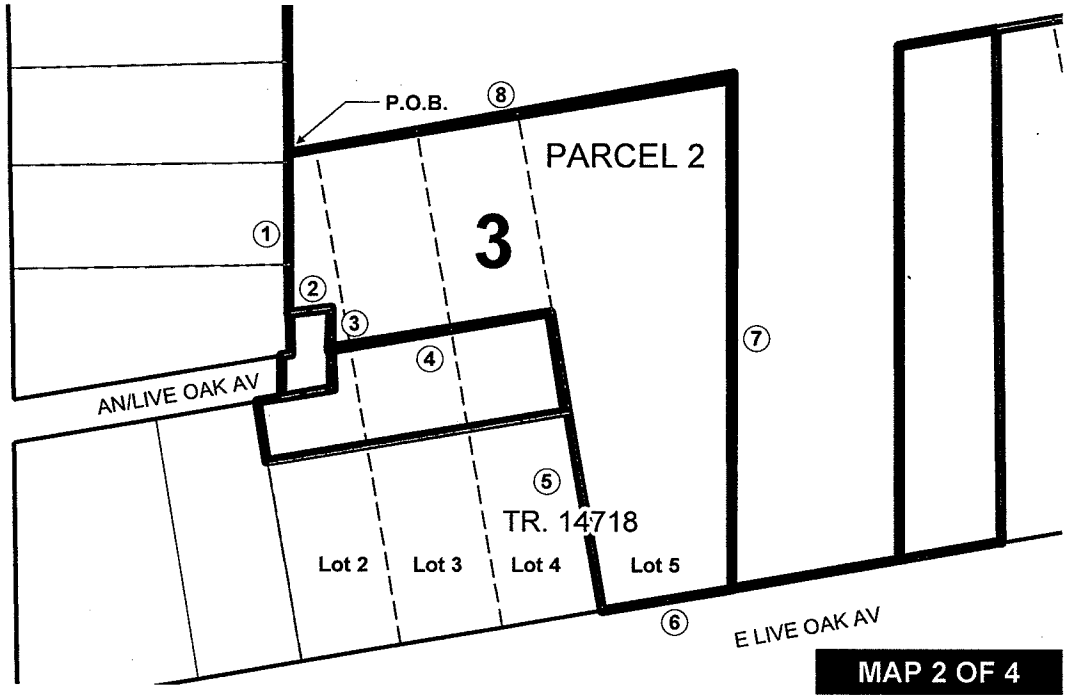
SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002

ON: _____

CATEGORY 1 TO CATEGORY 3

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



MAP 2 OF 4

LEGAL DESCRIPTION:

PARCEL 2: THOSE PORTIONS OF LOTS 2, 3, 4 AND 5 OF TRACT NO. 14718, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE MOST N'LY NW'LY CORNER OF SAID LOT 2;

(1) S.00° 14' 23"E. 81.48'
(2) — N.80° 49' 38"E. 20.25'
(3) S.0° 14' 23"E. 19.75'
(4) — N.80° 49' 38"E. 108.85'
(5) S.09° 10' 22"E. 150'
(6) — N.80° 49' 38"E. 70'
(7) N.0° 14' 23"W. 253.07'
(8) — S.80°' 49' 38"W. 222.68' TO THE **POINT OF BEGINNING**.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- **NAP** NOT A PART

N

0 50 100

FEET

COUNTY ZONING MAP
150H281

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

AMENDMENT TO COUNTYWIDE GENERAL PLAN

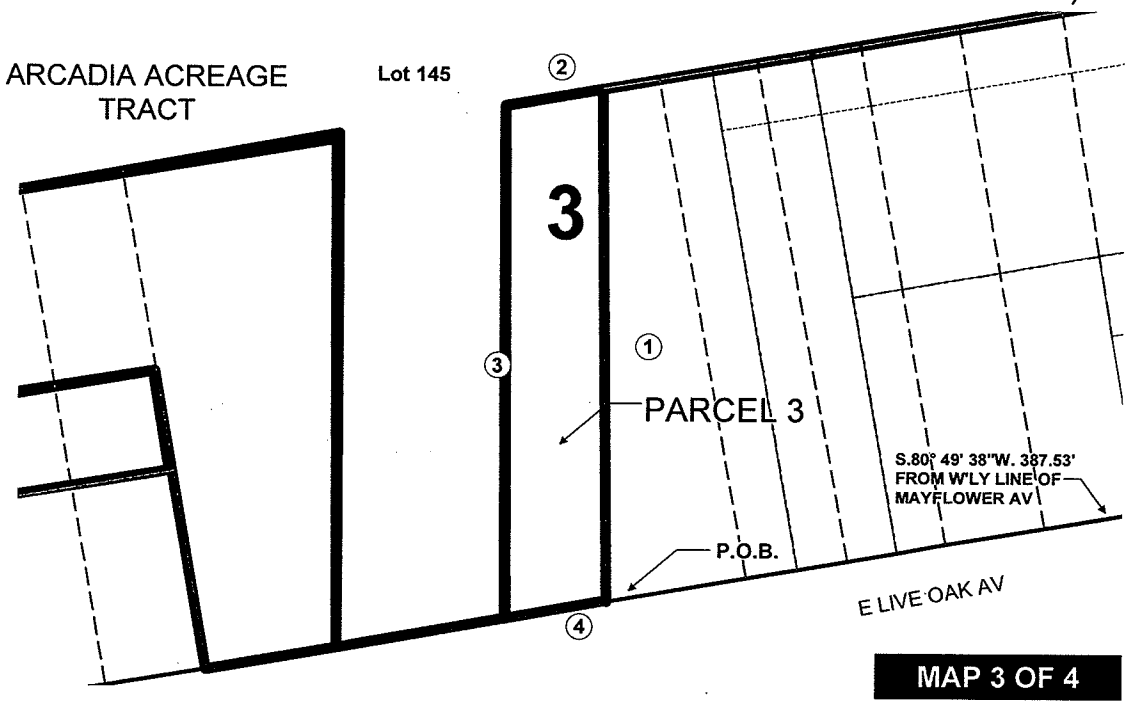
SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002

ON:

CATEGORY 1 TO CATEGORY 3

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



MAP 3 OF 4

LEGAL DESCRIPTION:

PARCEL 3: THAT PORTION OF LOT 145 OF ARCADIA ACREAGE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE N'LY LINE OF LIVE OAK AVENUE, 100' IN WIDTH, AS THE SAME IS SHOWN ON MAP OF TRACT NO. 15099, AS PER MAP RECORDED IN BOOK 319, PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THAT IS S.80° 49' 38"W. 387.53' FROM ITS INTERSECTION WITH THE W'LY LINE OF MAYFLOWER AVENUE, 80' WIDE AS SHOWN ON MAP OF SAID TRACT NO. 155099;

① N.00° 14' 23"W. 253.07'
② — S.80° 49' 38"W. 50.63'
③ S.00° 14' 23"E. 253.07'
④ — N.80° 49' 38"E. 50.63' TO THE **POINT OF BEGINNING**.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- **NAP** NOT A PART

N

0 50 100 FEET

COUNTY ZONING MAP
150H281

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

AMENDMENT TO COUNTYWIDE GENERAL PLAN

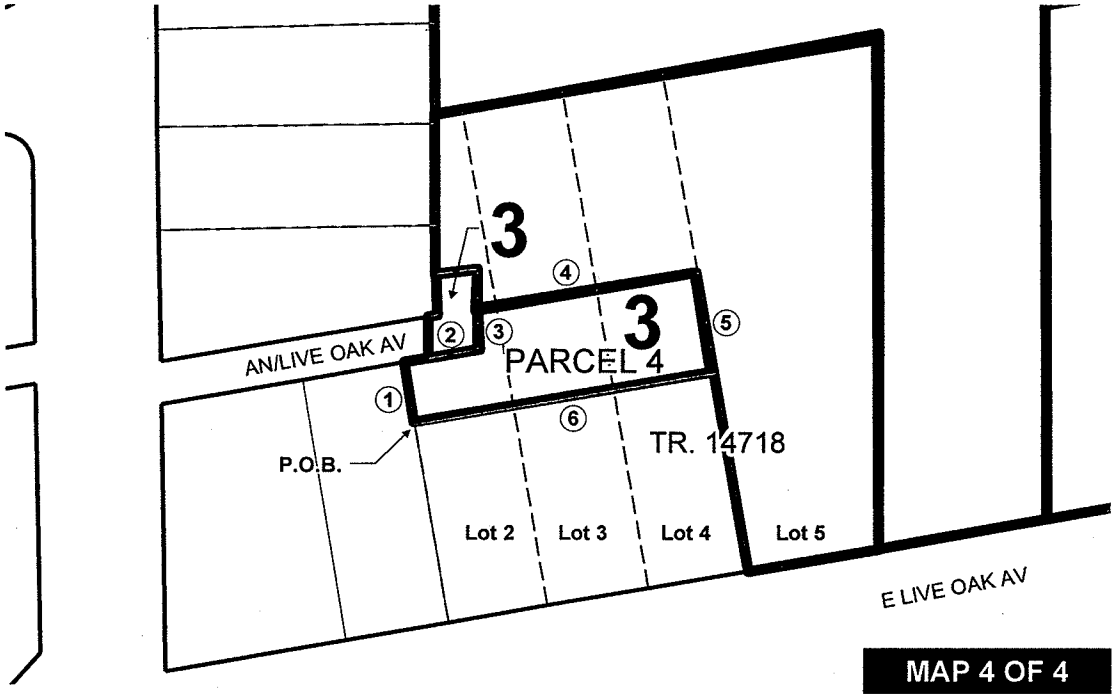
SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002

ON: _____

CATEGORY 1 TO CATEGORY 3

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



MAP 4 OF 4

LEGAL DESCRIPTION:

PARCEL 4: THOSE PORTIONS OF LOTS 2, 3, AND 4 OF TRACT NO. 14718, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE MOST W'LY LINE OF SAID LOT 2, DISTANT THEREON S.09° 10' 22"E. 30.00' FROM THE S'LY LINE OF THE ALLEY SHOWN ON SAID MAP;

(1) N.09° 10' 22"W. 30.00'
(2) — N.80° 49' 38"E. 38.00'
(3) N.0° 14' 23"W. 20.25'
(4) — N.80° 49' 38"E. 108.85'
(5) S.09° 10' 22"E. 50.00' TO A LINE PARALLEL WITH SAID N'LY LINE AND E'LY PROLONGATION THEREOF THAT PASSES THROUGH THE POINT OF BEGINNING
(6) — S.80° 49' 38"W. 150.00' TO THE **POINT OF BEGINNING**.

TOGETHER WITH THAT PORTION OF SAID ALLEY LYING E'LY OF A LINE WHICH IS PARALLEL WITH THE E'LY LINE OF SAID ALLEY AND WHICH PASSES THROUGH A POINT IN THE S'LY LINE DISTANT W'LY THEREON 25' FROM THE SE'LY CORNER OF SAID PORTION WAS VACATED BY THE BOARD OF SUPERVISORS, A CERTIFIED COPY OF WHICH WAS RECORDED ON JUNE 28, 1956, AS INSTRUMENT NO. 4446, IN BOOK 51597, PAGE 68, OFFICIAL RECORDS.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- **NAP** NOT A PART

N

0 50 100 FEET

COUNTY ZONING MAP
150H281

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

A RESOLUTION OF THE
REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
RELATING TO ZONE CHANGE NO. 200700004

WHEREAS, the Los Angeles County Regional Planning Commission ("Commission") has conducted a public hearing regarding Zone Change No. 200700004, General Plan Amendment No. 200700002, 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 on October 20, 2010; and

WHEREAS, the Commission finds as follows:

1. The subject site is located at 4241 Live Oak Avenue, within the South Arcadia Zoned District and the Fifth Supervisorial District of Los Angeles County.

2. The irregularly-shaped subject property is 12.1 gross acres (11.4 net acres) in size with gently-sloping topography. The subject property currently has a 228-unit mobilehome park ("Santa Anita Village"), still in operation, with 37 remaining units occupied.

3. Primary access to the subject property is from Live Oak Avenue, a 142-foot wide Major Highway as shown on the Los Angeles County Master Plan of Highways, with 120 feet of paved width and a 10-foot wide concrete median.

4. Zone Change No. 200700004 is a request to 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 Require Lot Area) zoning on the subject property to R-3-22U-DP (Limited Multiple Residence – 22 Dwelling Units Per Net Acre – Development Program).The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new CUP is first obtained.

5. General Plan Amendment No. 200700002 is a related request 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).

6. Mobilehome Permit No. 201000003 is a related request to consider a mobilehome park Closure Impact Report ("CIR").

7. Parking Permit No. 200800002 is a related request for shared and reciprocal parking among all proposed lots.

8. Housing Permit No. 201000001 is a related request for a discretionary housing permit to allow a density bonus of 68 units (or 21 percent) with 75 market rate units of senior housing set aside within the proposed development.

9. Conditional Use Permit No. 200700073 is a related request for the DP zone and onsite project grading exceeding 100,000 cubic yards of combined cut/fill (166,470 cubic yards cut, 132,670 cubic yards fill and 16,140 net cubic yards imported from offsite). Also proposed with the DP zone are the following modifications to the R-3 zone:

   (Building Setbacks)
   a) Lot No. 1: To allow a rear yard setback of 10 feet for Building No. 10.
   b) Lot No. 2: To allow a side yard setback of one foot for Building No. 17, and to allow a rear yard setback of three feet for Building No. 11 and two feet for Building No. 17.
   c) Lot No. 3: To allow a rear yard setback of zero feet for Building No. 3 and two feet for Building No. 6.
   d) Lot No. 4: To allow a rear yard setback of two feet for Building No. 2.
   e) Lot No. 5: To allow a rear yard setback of four feet for Building No. 15.
   f) Lot No. 6: To allow a side yard setback of three feet and a rear yard setback of six feet for Building Nos. 24 and 25.

   (Building Heights)
   a) Building Nos. 1 through 7, 10, 16, 18, and 19 through 23: To allow a maximum height of 36 feet and nine inches.
   b) Building Nos. 8, 9, 11 through 15, and 17: To allow a maximum height of 37 feet.
   c) Building No. 24: To allow a maximum height of 66 feet and four inches.
   d) Building No. 25: To allow a maximum height of 64 feet and eight inches.

   (Walls and Fences)
   a) Lot No. 2: To allow a wall/fence height up to eight feet within the required front yard setback.
   b) Lot Nos. 2, 3, 4, 5 and 6: To allow a wall/fence height up to eight feet within the required side yard setbacks.
   c) Lot Nos. 1 and 6: To allow a wall/fence height up to eight feet within the required rear yard setbacks.
   d) Lot Nos. 1, 3, 4 and 6: to allow a wall/fence height up to six feet within the required front yard setback.

10. Vesting Tentative Tract Map No. 068400 is a related request to create 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 12.1 gross acres.

11. Approval of the vesting tentative tract map, CUP, housing permit mobilehome permit and parking permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board"") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

12. The applicant's site plan, labeled Exhibit "A", depicts six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres. The site is designed with 19 townhouse buildings (each designed with either seven or eight dwelling units) along the site perimeter bordering single-family residences to the east, north and west. The townhouse units are designed to reduce in height as they approach the site perimeter adjoining the rear yards of the adjacent single-family residences. The center of the development contains a cluster of four townhouse buildings, a clubhouse building, outdoor pool and spa, playground and village green, all for common use by residents and guests. Also contained in the center is front-loaded guest and handicapped-accessible parking area along a private driveway/fire lane allowing access to the adjacent amenities and surrounding residences. The southerly portion of the development contains a "podium" structure design with two four-story condominium towers (one tower containing 75 units and the other 73 units), subterranean parking, a community center and three outdoor courtyards for common use. One of the two condo towers will be set aside for senior housing units. Internal circulation and access is provided by a private driveway and fire lane system with paved widths varying between 26 and 33 feet. This system includes both parallel and front-loaded guest parking spaces dispersed throughout the site, as well as a network of sidewalks offering pedestrian connectivity throughout the site and allowing offsite access to Live Oak and Mayflower. Landscaping is provided along the project perimeter to screen the development from adjacent views, and also within the development along the drives and sidewalks to provide shade and enhance the aesthetic appeal of the project.

13. The entire 12.1 gross acre subject property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 266 units). The project proposes 250 dwelling units, along with an additional 68 dwelling units as part of a density bonus authorized under the proposed discretionary housing permit, bringing the overall project total number of units to 318. The applicable density of the proposed project is 250 units (or 21 dwelling units per gross acre) which is consistent with the maximum under Category 3.

14. The subject property consists of C-3, R-3-P and R-A zoning.

15. Surrounding zoning within a 500-foot radius consists of the following:
    - North: R-A
    - East: R-A, C-3
    - South: R-3-P, C-3, A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)
    - West: R-A

16. Surrounding land uses within a 500-foot radius consist of the following:
    - North: Single-family residences
    - East: Single-family residences, mobilehome park

- South: Single-family residences, offices, retail, light industrial, parking, auto repair
- West: Single-family residences

17. Surrounding land uses within a 500-foot radius consist of the following:
    - North: Single-family residences
    - East: Single-family residences, mobilehome park
    - South: Single-family residences, offices, retail, light industrial, parking, auto repair
    - West: Single-family residences

18. The project is consistent with the proposed R-3-22U-DP zoning classification. Attached multi-family residences are permitted in the R-3-22U-DP zone pursuant to Sections 22.20.260 and 22.40.040 of the County Code. The project also complies with the density provisions of the R-3-22U-DP zone, which allows a maximum of 250 (pre-density bonus) dwelling units on the subject property. With the associated CUP, the project will also comply with the DP zone.

19. Between October 2007 and October 2008, the applicant conducted outreach with nearby residents, the Monrovia-Arcadia-Duarte Town Council ("MAD"), and the adjacent jurisdictions of the City of Monrovia, City of Arcadia and the City of Irwindale. In summary, local residents were primarily concerned with privacy (i.e. building heights and setbacks) and traffic. With respect to privacy, the applicant, based on community feedback, has revised the project to incorporate a modest reduction in density (from 334 units to 318), reducing the building heights to one story along the property perimeter adjacent to single-family residences, removing windows facing the outer perimeter, and installing additional perimeter landscape screening. Regarding traffic, the project was redesigned to include a center island at the main entry gate along mayflower Avenue, restricting left turns and reducing negative neighborhood effects from "cut-through" traffic. Local residents also expressed some opposition to any proposed affordable and senior units, which would "reduce property values" and "increase emergency vehicle activity", respectively.

20. In October 2007, the applicant sent letters to the municipalities of Monrovia, Irwindale and Arcadia, summarizing the proposed development and requesting feedback. As of date, no correspondence has been received from these cities.

21. In April and October 2008, the applicant attended meetings with MAD, answering questions related to the estimated selling price of the proposed condominium units, the timing of the mobilehome closure, traffic impacts, local school funding, headlight glare from egressing project traffic, and a second project entry from Live Oak Avenue. As of date, no direct correspondence has been received from MAD.

22. At the time of writing, two responses from local residents have been received, one of whom is a person taking care of an ill tenant currently residing within the mobilehome park. This person expressed a concern with the relocation assistance presented in the CIR, and whether the list of potential relocation areas has been updated within the last year. The second community member indicated a general concern about increased

traffic, and also suggested that the new project should include "community gardens" and "office park" features.

23. During the October 20, 2010 public hearing, the Commission heard a presentation from staff and the applicant. During the hearing, the applicant presented the following points:
    - Project replaces an "obsolete" mobilehome park
    - Project provides a "campus-like" environment with many amenities
    - Senior housing set-aside will allow seniors to remain in neighborhood
    - Project design/access will direct traffic away from neighborhood streets
    - Project reviewed by the Monrovia School District
    - Paying an overall $2.6 million in developer fees and an estimated $900,000 per year in property taxes
    - Current design reflects input gathered from several neighborhood meetings; reduced building heights and removed windows to improve privacy
    - Reviewed by County environmental staff and the Air Quality Management District (AQMD), no significant impacts found
    - Project falls within the proposed CEQA CO_2 (carbon emissions) standard for new development projects

    In addition, opposing testimony was heard from three residents, who cited the following concerns:
    - Overall environmental impacts (traffic, air, noise, aesthetic)
    - Lack of community compatibility (overall size, building height)
    - Approval will induce other mobilehome parks to be closed and redeveloped
    - Project will reduce/eliminate privacy; should be redesigned with "one-story units"
    - MND is insufficient; does not address "greenhouse gases"; MND is inappropriate for size and scale of project
    - Plan amendment and zone change are inappropriate; not in the public health safety and general welfare

24. During the October 20, 2010 public hearing, the Commission discussed the proposed development. The Commission asked County Counsel to clarify if the project should have completed an Environmental Impact Report or MND, to which County Counsel responded that the development reflected an MND. The Commission also indicated that it is "disappointed" to see a mobilehome park closed, and that mobilehome parks need to be "kept in the community". However, the Commission also stated that the developer "listened to the community" in designing the project and that it can be a "leadership project" for the community.

25. On October 20, 2010, after hearing all testimony, the Commission closed the public hearing, approved the MND and MMP, approved Mobilehome Permit No. 201000003, Parking Permit No. 200800002, Housing Permit No. 201000001, Conditional Use Permit No. 200700073, and Vesting Tentative Tract Map No. 068400, and recommended to the

Board approval of General Plan Amendment No. 200700002 and adoption of Zone Change No. 200700004.

26. The zone change is consistent with the goals and policies of the General Plan. The zone change allows a project that promotes urban revitalization, increases the supply and diversity of housing, increases the supply of senior 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, Fire, 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, as shown on the vesting tentative tract map and Exhibit "A".

29. Compatibility with surrounding land uses will be ensured through the related plan amendment, parking permit, CUP, and subdivision.

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 zone change is needed in order to fulfill and implement General Plan policies to provide high-quality multi-family and senior housing in older urban neighborhoods.

32. The particular zone change is appropriate and proper because the proposed location of the development efficiently utilizes existing infrastructure and services, is compatible with surrounding uses, and will improve the quality of the neighborhood.

33. Modified conditions warrant a zone change. The area in question is in need of urban revitalization and conversion of a mostly vacant mobilehome park to a more beneficial land use.

34. Approval of the proposed zone change is in the best interest of the public health, safety and general welfare, as the area contains and/or the project proposes sufficient infrastructure and facilities to accommodate the development, to include street improvements, water supply, sewer connection, fire flow and fire access. The development is in conformity with good planning practices, as the development is necessary in order to fulfill General Plan goals related to urban revitalization and senior housing.

35. The zone change to R-3-22U-DP will facilitate needed urban revitalization by allowing attached multi-family residences to be constructed. The proposed zoning is consistent with neighboring C-3 zoning to the south (a comparable intensity of use). The 2.3 acres

of existing R-3-P zoning on the property is of the same intensity as the proposed R-3-22U-DP zoning, and this area will contain a significant portion of the larger multi-family buildings being proposed. This demonstrates a thoughtful project design aimed at minimizing neighborhood impacts while at the same time achieving a significant investment in the community. Lastly, the DP-CUP required with the zone change will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area.

36. The applicant has satisfied the "Burden of Proof" for the requested zone change.

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/no impacts with project mitigation for geotechnical, noise, air quality, sewer, traffic, drainage and grading, tenant relocation, and water conservation. Based on the Initial Study, a Mitigated Negative Declaration ("MND") has been prepared for this project. Mitigation measures are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such measures have been included in the Mitigation Monitoring Program ("MMP").

38. After consideration of the attached MND 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 approves the MND.

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 ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

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

1. Hold a public hearing to consider the above recommended zone change; and

2. Certify that the MND has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Commission; and

3. Approve the MND and MMP prepared for the project and certify that it has reviewed and considered the information contained therein; and

4. Find that the recommended zone change is consistent with the goals, policies and programs of the General Plan; and

5. Adopt Zone Change No. 200700004 amending the Los Angeles County Zoning Ordinance as depicted on the Exhibit attached hereto and described herein above.

I hereby certify that the foregoing was adopted unanimously by the voting members of the Regional Planning Commission of the County of Los Angeles on October 20, 2010.

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

CHANGE OF PRECISE PLAN

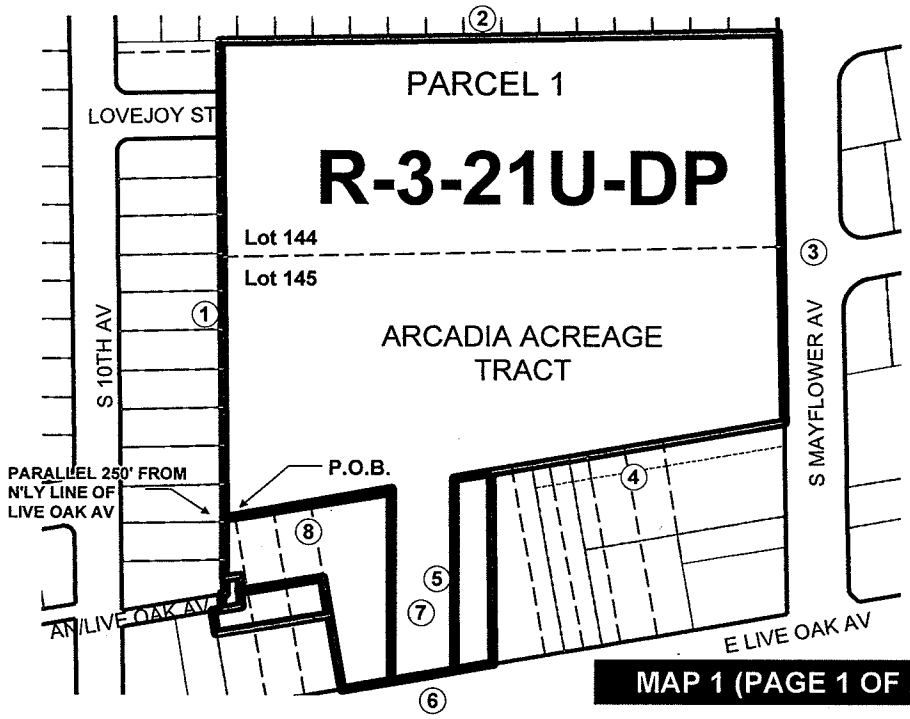
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 200700004

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 1 (PAGE 1 OF 2) OF 4

LEGAL DESCRIPTION:

PARCEL 1: THOSE PORTIONS OF LOTS 144 AND 145, ARCADIA ACREAGE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE E'LY LINE OF LOT 3 OF TRACT NO. 14525, AS SHOWN ON A MAP RECORDED IN BOOK 300, PAGE 29 AND 30 OF MAPS, RECORDS OF SAID COUNTY, SAID POINT BEING THE POINT OF INTERSECTION OF SAID E'LY LINE WITH A LINE WHICH IS PARALLEL WITH AND DISTANT N'LY 250', MEASURED AT RIGHT ANGLES, FROM THE N'LY LINE OF LIVE OAK AVENUE, 100' IN WIDTH, AS THE SAME IS SHOWN ON MAP OF TRACT NO. 15099, RECORDED IN BOOK 319, PAGES 43 AND 44 OF MAPS, RECORDS OF SAID COUNTY;

(1) N.00° 14' 23"W. 630.34'

(2) N.89° 45' 20"E. 734.04'

(3) S.0° 09' 27"E. 515.10' TO THE INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT N'LY 250', MEASURED AT RIGHT ANGLES, FROM THE N'LY LINE OF SAID LIVE OAK AVENUE

(4) S.80° 40' 38"W. 438.62' TO A POINT DISTANT N.80° 40' 38"E. 20.25' FROM THE MOST W'LY CORNER OF THAT PARCEL OF LAND CONVEYED TO SONES & FITZPATRICK, INC., A CORPORATION, AND DESCRIBED IN DEED RECORDED ON JUNE 8, 1949, AS INSTRUMENT NO. 132, IN BOOK 30266, PAGE 39, OFFICIAL RECORDS OF SAID COUNTY

(5) S.00° 14' 23"E. 253.07' TO THE INTERSECTION WITH THE N'LY LINE OF SAID LIVE OAK AVENUE

(6) S.80° 49' 38"W. 81' TO THE SE CORNER OF LOT 5, OF TRACT NO. 14718, AS PER MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, RECORDS OF SAID COUNTY

CONTINUE TO PAGE 2.

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 100 200 FEET

COUNTY ZONING MAP
150H281
153H281
153H285

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

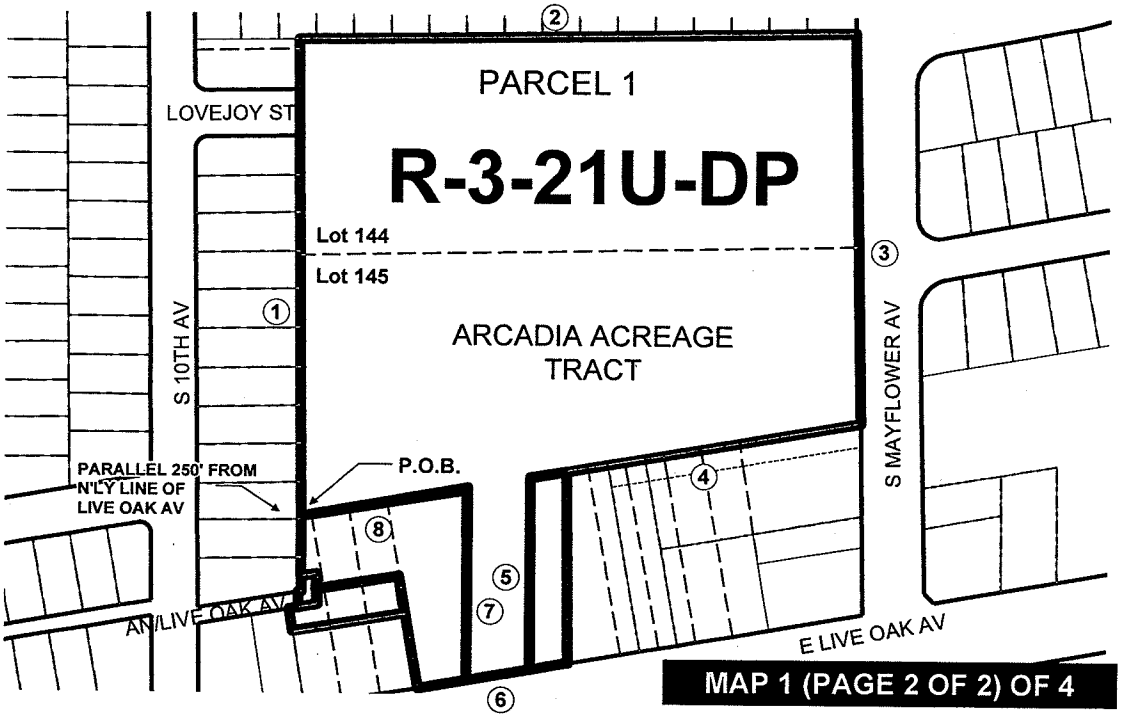
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 200700004

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 1 (PAGE 2 OF 2) OF 4

LEGAL DESCRIPTION: CONTINUED FROM PAGE 1

PARCEL 1:

⑦ N.00° 14' 23"W. 253.07' TO THE NE CORNER OF SAID LOT

⑧ S.80° 49' 38"W. 222.68' TO THE TRUE **POINT OF BEGINNING**.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 100 200

FEET

COUNTY ZONING MAP

150H281

153H281

153H285

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

WAYNE REW, CHAIR

RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

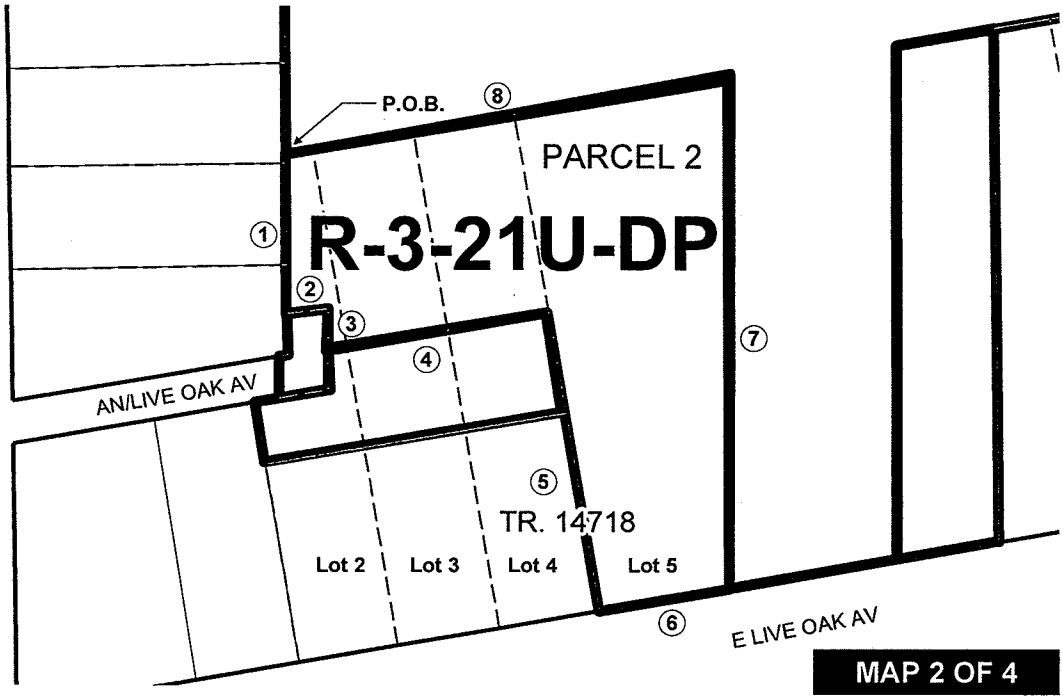
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 200700004

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 2 OF 4

LEGAL DESCRIPTION:

PARCEL 2: THOSE PORTIONS OF LOTS 2, 3, 4 AND 5 OF TRACT NO. 14718, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE MOST N'LY NW'LY CORNER OF SAID LOT 2;

(1) S.00° 14' 23"E. 81.48'
(2) — N.80° 49' 38"E. 20.25'
(3) S.0° 14' 23"E. 19.75'
(4) — N.80° 49' 38"E. 108.85'
(5) S.09° 10' 22"E. 150'
(6) — N.80° 49' 38"E. 70'
(7) N.0° 14' 23"W. 253.07'
(8) — S.80°' 49' 38"W. 222.68' TO THE **POINT OF BEGINNING**.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- **NAP** NOT A PART

N

0 50 100

FEET

COUNTY ZONING MAP
150H281

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

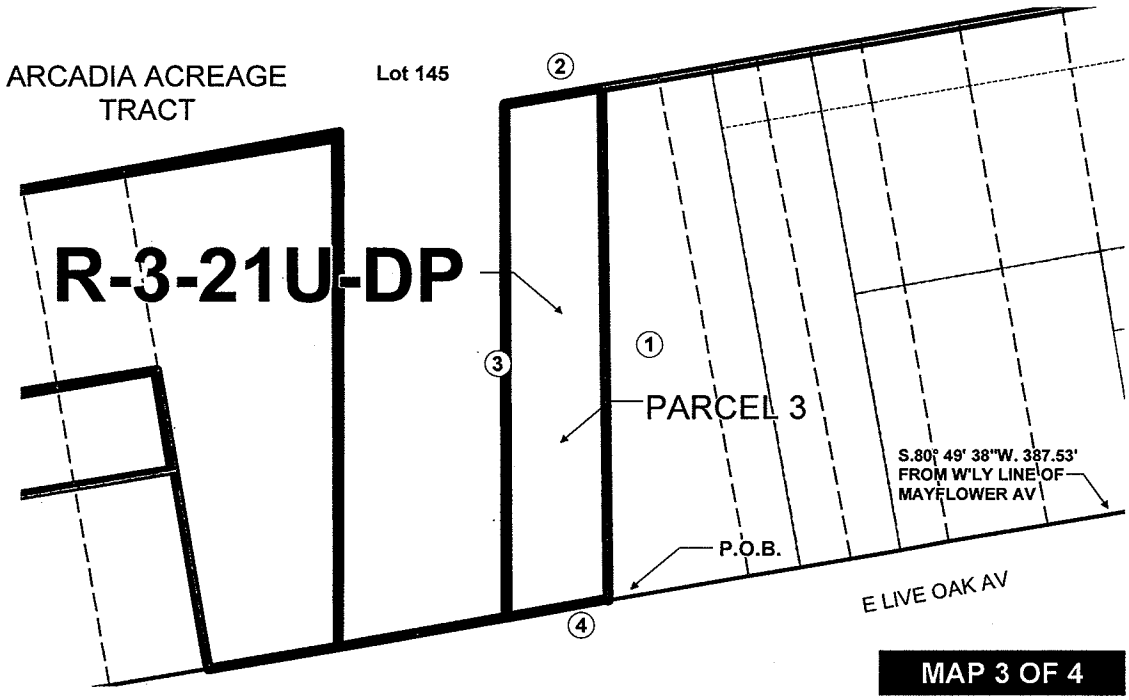
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 200700004

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 3 OF 4

LEGAL DESCRIPTION:

PARCEL 3: THAT PORTION OF LOT 145 OF ARCADIA ACREAGE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE N'LY LINE OF LIVE OAK AVENUE, 100' IN WIDTH, AS THE SAME IS SHOWN ON MAP OF TRACT NO. 15099, AS PER MAP RECORDED IN BOOK 319, PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THAT IS S.80° 49' 38"W. 387.53' FROM ITS INTERSECTION WITH THE W'LY LINE OF MAYFLOWER AVENUE, 80' WIDE AS SHOWN ON MAP OF SAID TRACT NO. 155099;

(1) N.00° 14' 23"W. 253.07'
(2) S.80° 49' 38"W. 50.63'
(3) S.00° 14' 23"E. 253.07'
(4) N.80° 49' 38"E. 50.63' TO THE **POINT OF BEGINNING**.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 50 100 FEET

COUNTY ZONING MAP
150H281

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

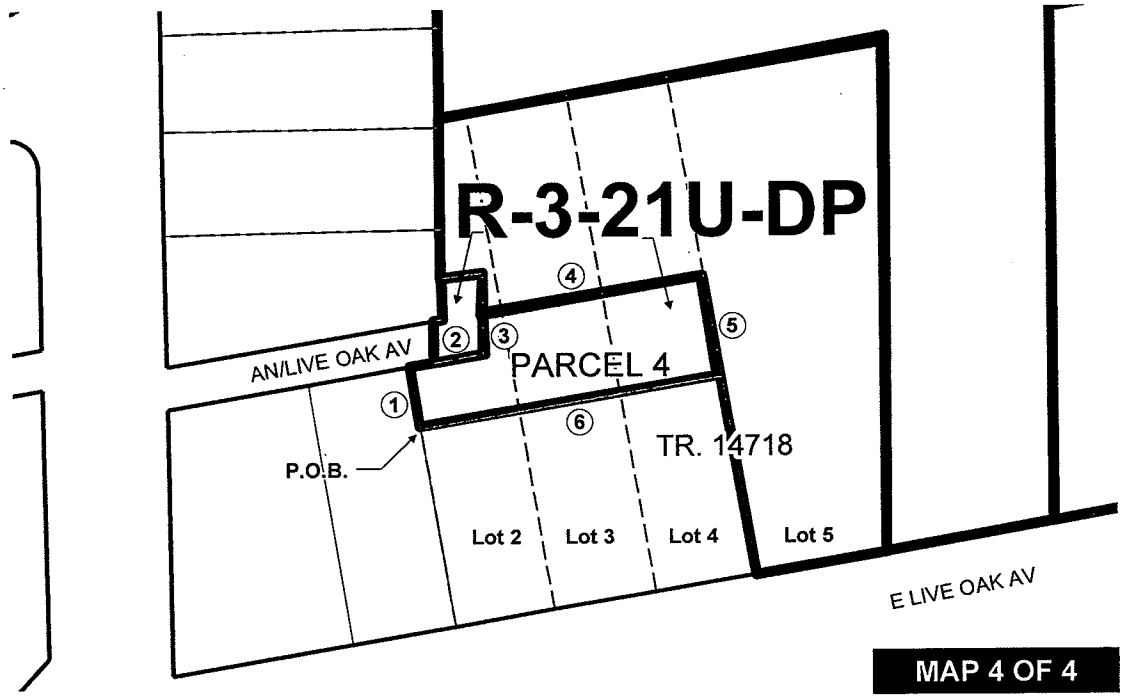
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 200700004

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 4 OF 4

LEGAL DESCRIPTION:

PARCEL 4: THOSE PORTIONS OF LOTS 2, 3, AND 4 OF TRACT NO. 14718, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE MOST W'LY LINE OF SAID LOT 2, DISTANT THEREON S.09° 10' 22"E. 30.00' FROM THE S'LY LINE OF THE ALLEY SHOWN ON SAID MAP;

(1) N.09° 10' 22"W. 30.00'
(2) N.80° 49' 38"E. 38.00'
(3) N.0° 14' 23"W. 20.25'
(4) N.80° 49' 38"E. 108.85'
(5) S.09° 10' 22"E. 50.00' TO A LINE PARALLEL WITH SAID N'LY LINE AND E'LY PROLONGATION THEREOF THAT PASSES THROUGH THE POINT OF BEGINNING
(6) S.80° 49' 38"W. 150.00' TO THE **POINT OF BEGINNING**.

TOGETHER WITH THAT PORTION OF SAID ALLEY LYING E'LY OF A LINE WHICH IS PARALLEL WITH THE E'LY LINE OF SAID ALLEY AND WHICH PASSES THROUGH A POINT IN THE S'LY LINE DISTANT W'LY THEREON 25' FROM THE SE'LY CORNER OF SAID PORTION WAS VACATED BY THE BOARD OF SUPERVISORS, A CERTIFIED COPY OF WHICH WAS RECORDED ON JUNE 28, 1956, AS INSTRUMENT NO. 4446, IN BOOK 51597, PAGE 68, OFFICIAL RECORDS.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 50 100 FEET

COUNTY ZONING MAP
150H281

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

FINDINGS OF THE LOS ANGELES COUNTY
REGIONAL PLANNING COMMISSION
PROJECT NO. TR068400-(5)
MOBILEHOME PERMIT NO. 201000003

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Mobilehome Permit No. 201000003 on October 20, 2010. Mobilehome Permit No. 201000003 was heard concurrently with General Plan Amendment No. 200700002, Zone Change No. 200700004, Parking Permit No. 200800002, Housing Permit No. 201000001, Conditional Use Permit ("CUP") No. 200700073 and Vesting Tentative Tract Map No. 068400.

2. Mobilehome Permit No. 201000003 is a request to consider a mobilehome park Closure Impact Report ("CIR") for the Santa Anita Village mobilehome park ("park"), pursuant to the Section 66427 of the Subdivision Map Act ("Map Act") and Title 8.57.300 of the Los Angeles County Code ("County Code").

3. The park is located at 4241 Live Oak Avenue, within the South Arcadia Zoned District and the Fifth Supervisorial District of Los Angeles County.

4. General Plan Amendment No. 200700002 is a related request 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).

5. Zone Change No. 200700004 is a related request to 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 Dwelling Units Per Net Acre – Development Program).The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new CUP is first obtained.

6. Parking Permit No. 200800002 is a related request for shared and reciprocal parking among all proposed lots.

7. Housing Permit No. 201000001 is a related request for a discretionary housing permit to allow a density bonus of 68 units (or 21 percent) with 75 market rate units of senior housing set aside within the proposed development.

8. CUP No. 200700073 is a related request for the DP zone and onsite project grading exceeding 100,000 cubic yards of combined cut/fill (166,470 cubic yards cut, 132,670 cubic yards fill and 16,140 net cubic yards imported from offsite).

9. Vesting Tentative Tract Map No. 068400 is a related request to create 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 12.1 gross acres.

10. The owner intends to close the park in conjunction with the approval of the aforementioned land entitlements authorizing a 318-unit multi-family condominium development over the entire 12.1 gross acre park site. Closure of the park will allow the property to be developed according to the conditions of the approved entitlements.

11. Closure of the park requires that the applicant submit a CIR to Regional Planning. The CIR was prepared by Overland, Pacific, & Cutler, Inc. The relocation costs were calculated using the Los Angeles County Community Development Commission ("CDC") guidelines for Mobilehome Park Closure/Conversion, adopted in 1991 by the Los Angeles County Board of Supervisors. The adopted CDC guidelines included information related to relocation benefits. The relocation benefits offered in the CIR were adjusted to reflect 2010 rates of inflation and cost of living increases by using the U.S. Department of Labor Bureau of Labor Statistics, Los Angeles-Riverside-Orange County, California Consumer Price Index, which equated to a 59.7 percent increase from the 1991 rates listed in the CDC guidelines.

12. Under a third-party agreement with the County and the applicant, Epic Land Solutions, Inc. ("Epic") was retained to review the CIR and determine its compliance with State and County relocation regulations.

13. Upon review, Epic concluded that the CIR was found to be in compliance with all applicable regulations. In addition, Epic recommended the following:

    a. That photos of coaches that have to be relocated be included in the CIR to help document the conditions of the park prior to closure; and

    b. That additional information on temporary housing be included in the CIR for those households which may have a more difficult time finding a replacement.

    These additional requirements and information have been attached in an addendum to the CIR.

14. Staff has reviewed the CIR and found it to be in compliance with State and County regulations. The CIR sufficiently addresses the availability of adequate replacement housing in other mobilehome parks and sufficiently addresses relocation costs for each resident of the mobilehome park. The CIR specifies steps to be taken by management to mitigate any adverse impact of the proposed closure on the residents who will be displaced.

15. Pursuant to the provisions of Sections 8.57.300(D)3 of the County Code, the management and residents of the mobilehome park were appropriately notified of the public hearing by mail.

16. 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 at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

A. That that the CIR contains all information required by Section 66427 of the Map Act and Title 8.57.300 of the County Code.

B. That upon review of the relocation benefits detailed in the CIR, finds that the benefits proposed are consistent with the County guidelines adopted in 1991.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Approves Mobilehome Permit No. 201000003 and the CIR subject to the attached conditions.

DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. TR068400-(5)
MOBILEHOME PERMIT NO. 201000003 **Exhibit "A" Date: January 7, 2009**

CONDITIONS:

The Santa Anita Village Mobilehome Park ("park") Closure Impact Report ("CIR") is approved, subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.

2. 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 of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 13. Notwithstanding the foregoing, this Condition No. 2, and Condition Nos. 3 and 4 shall be effective immediately upon final approval of this grant by the County.

3. 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 fully cooperate in the defense.

4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten (10) days of the filing pay Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to 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.

    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.

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. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 068400. In the event that Vesting Tentative Tract Map No. 068400 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.

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 property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.

8. The permittee or successor in interest shall implement all mitigation measures as specified in the CIR and CIR Addendum, prepared by Overland, Pacific & Cutler, Inc., including but not limited to monetary and advisory assistance. Such mitigation measures are incorporated herein by reference.

9. The permittee or successor in interest shall convert, close, or cease the use of the park within 36 months after the date of final map recordation. If the permittee has failed to convert, close, or cease the use of the park within 36 months, the approval of the impact report shall become null and void. Thereafter, the permittee shall not convert, close or cease the use of the park until such time as a new impact report is approved. However, upon application of the management, filed with the Regional Planning Commission ("Commission") on or before the date of expiration, the impact report may be extended by the Commission up to an additional 36 months. An application for an extension shall be subject to the notice and hearing procedures described in subdivision 3 of subsection (D) of Section 8.57.300.

10. Any time prior to the closure of the park, the Commission may, in its discretion, and upon good cause shown, initiate proceedings for the revocation or amendment of a CIR. Good cause may include, but is not limited to, change of circumstances that render the conditions or requirements of the CIR no longer necessary or appropriate, negligent or fraudulent misrepresentation of fact relating to the CIR, or noncompliance with the conditions of the CIR. Prior to revoking or amending a CIR, the Commission shall conduct a hearing in accordance with the procedures set forth in subdivision 3 of subsection (D) of Section 8.57.300. Upon revocation, the permittee or successor in interest shall not convert, close or cease the use of the park until such time as a new CIR is approved. Such revocation or amendment is subject to the same request for hearing as is provided in subdivision 5 of subsection (D) of Section 8.57.300.

11. The subject property shall be maintained and operated 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.

12. If any inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional 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 additional inspections shall be the amount equal to the recovery cost at the time of payment (currently $200 per inspection).

13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Commission or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

FINDINGS OF THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
FOR PARKING PERMIT NO. 200800002

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Parking Permit No. 200800002 on October 20, 2010. Parking Permit No. 200800002 was heard concurrently with General Plan Amendment No. 200700002, Zone Change No. 200700004, Mobilehome Permit No. 201000003, Conditional Use Permit ("CUP") No. 200700073, Housing Permit No. 201000001, and Vesting Tentative Tract Map No. 068400.

2. The subject site is located at 4241 Live Oak Avenue, within the South Arcadia Zoned District and the Fifth Supervisorial District of Los Angeles County.

3. The irregularly-shaped subject property is 12.1 gross acres (11.4 net acres) in size with gently-sloping topography. The subject property currently has a 228-unit mobilehome park ("Santa Anita Village"), still in operation, with 37 remaining units occupied.

4. Primary access to the subject property is from Live Oak Avenue, a 142-foot wide Major Highway as shown on the Los Angeles County Master Plan of Highways, with 120 feet of paved width and a 10-foot wide concrete median.

5. Parking Permit No. 200800002 is a request for shared and reciprocal parking among all proposed lots.

6. General Plan Amendment No. 200700002 is a related request 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).

7. Zone Change No. 200700004 is a related request to 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 Require Lot Area) zoning on the subject property to R-3-22U-DP (Limited Multiple Residence – 22 Dwelling Units Per Net Acre – Development Program).The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new CUP is first obtained.

8. Mobilehome Permit No. 201000003 is a related request to consider a mobilehome park Closure Impact Report ("CIR").

9. Housing Permit No. 201000001 is a related request for a discretionary housing permit to allow a density bonus of 68 units (or 21 percent) with 75 market rate units of senior housing set aside within the proposed development.

10. CUP No. 200700073 is a related request for the DP zone and onsite project grading exceeding 100,000 cubic yards of combined cut/fill (166,470 cubic yards cut, 132,670 cubic yards fill and 16,140 net cubic yards imported from offsite). Also proposed with the DP zone are the following modifications to the R-3 zone:

    (Building Setbacks)
    a) Lot No. 1: To allow a rear yard setback of 10 feet for Building No. 10.
    b) Lot No. 2: To allow a side yard setback of one foot for Building No. 17, and to allow a rear yard setback of three feet for Building No. 11 and two feet for Building No. 17.
    c) Lot No. 3: To allow a rear yard setback of zero feet for Building No. 3 and two feet for Building No. 6.
    d) Lot No. 4: To allow a rear yard setback of two feet for Building No. 2.
    e) Lot No. 5: To allow a rear yard setback of four feet for Building No. 15.
    f) Lot No. 6: To allow a side yard setback of three feet and a rear yard setback of six feet for Building Nos. 24 and 25.

    (Building Heights)
    a) Building Nos. 1 through 7, 10, 16, 18, and 19 through 23: To allow a maximum height of 36 feet and nine inches.
    b) Building Nos. 8, 9, 11 through 15, and 17: To allow a maximum height of 37 feet.
    c) Building No. 24: To allow a maximum height of 66 feet and four inches.
    d) Building No. 25: To allow a maximum height of 64 feet and eight inches.

    (Walls and Fences)
    a) Lot No. 2: To allow a wall/fence height up to eight feet within the required front yard setback.
    b) Lot Nos. 2, 3, 4, 5 and 6: To allow a wall/fence height up to eight feet within the required side yard setbacks.
    c) Lot Nos. 1 and 6: To allow a wall/fence height up to eight feet within the required rear yard setbacks.
    d) Lot Nos. 1, 3, 4 and 6: to allow a wall/fence height up to six feet within the required front yard setback.

11. Vesting Tentative Tract Map No. 068400 is a related request to create 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 12.1 gross acres.

12. Approval of the vesting tentative tract map, CUP, housing permit, mobilehome permit and parking permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board"") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

13. The applicant's site plan, labeled Exhibit "A", depicts six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres. The site is designed with 19 townhouse buildings (each designed with either seven or eight dwelling units) along the site perimeter bordering single-family residences to the east, north and west. The townhouse units are designed to reduce in height as they approach the site perimeter adjoining the rear yards of the adjacent single-family residences. The center of the development contains a cluster of four townhouse buildings, a clubhouse building, outdoor pool and spa, playground and village green, all for common use by residents and guests. Also contained in the center is front-loaded guest and handicapped-accessible parking area along a private driveway/fire lane allowing access to the adjacent amenities and surrounding residences. The southerly portion of the development contains a "podium" structure design with two four-story condominium towers (one tower containing 75 units and the other 73 units), subterranean parking, a community center and three outdoor courtyards for common use. One of the two condo towers will be set aside for senior housing units. Internal circulation and access is provided by a private driveway and fire lane system with paved widths varying between 26 and 33 feet. This system includes both parallel and front-loaded guest parking spaces dispersed throughout the site, as well as a network of sidewalks offering pedestrian connectivity throughout the site and allowing offsite access to Live Oak and Mayflower. Landscaping is provided along the project perimeter to screen the development from adjacent views, and also within the development along the drives and sidewalks to provide shade and enhance the aesthetic appeal of the project.

14. The entire 12.1 gross acre subject property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 266 units). The project proposes 250 dwelling units, along with an additional 68 dwelling units as part of a density bonus authorized under the proposed discretionary housing permit, bringing the overall project total number of units to 318. The applicable density of the proposed project is 250 units (or 21 dwelling units per gross acre) which is consistent with the maximum under Category 3.

15. The subject property consists of C-3, R-3-P and R-A zoning.

16. Surrounding zoning within a 500-foot radius consists of the following:
    - North: R-A
    - East: R-A, C-3
    - South: R-3-P, C-3, A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)
    - West: R-A

17. Surrounding land uses within a 500-foot radius consist of the following:
    - North: Single-family residences
    - East: Single-family residences, mobilehome park

- South: Single-family residences, offices, retail, light industrial, parking, auto repair
- West: Single-family residences

18. The project is consistent with the proposed R-3-22U-DP zoning classification. Attached multi-family residences are permitted in the R-3-22U-DP zone pursuant to Sections 22.20.260 and 22.40.040 of the County Code. The project also complies with the density provisions of the R-3-22U-DP zone, which allows a maximum of 250 (pre-density bonus) dwelling units on the subject property. With the associated CUP, the project will also comply with the DP zone.

19. Between October 2007 and October 2008, the applicant conducted outreach with nearby residents, the Monrovia-Arcadia-Duarte Town Council ("MAD"), and the adjacent jurisdictions of the City of Monrovia, City of Arcadia and the City of Irwindale. In summary, local residents were primarily concerned with privacy (i.e. building heights and setbacks) and traffic. With respect to privacy, the applicant, based on community feedback, has revised the project to incorporate a modest reduction in density (from 334 units to 318), reducing the building heights to one story along the property perimeter adjacent to single-family residences, removing windows facing the outer perimeter, and installing additional perimeter landscape screening. Regarding traffic, the project was redesigned to include a center island at the main entry gate along mayflower Avenue, restricting left turns and reducing negative neighborhood effects from "cut-through" traffic. Local residents also expressed some opposition to any proposed affordable and senior units, which would "reduce property values" and "increase emergency vehicle activity", respectively.

20. In October 2007, the applicant sent letters to the municipalities of Monrovia, Irwindale and Arcadia, summarizing the proposed development and requesting feedback. As of date, no correspondence has been received from these cities.

21. In April and October 2008, the applicant attended meetings with MAD, answering questions related to the estimated selling price of the proposed condominium units, the timing of the mobile home closure, traffic impacts, local school funding, headlight glare from egressing project traffic, and a second project entry from Live Oak Avenue. As of date, no direct correspondence has been received from MAD.

22. At the time of writing, two responses from local residents have been received, one of whom is a person taking care of an ill tenant currently residing within the mobile home park. This person expressed a concern with the relocation assistance presented in the CIR, and whether the list of potential relocation areas has been updated within the last year. The second community member indicated a general concern about increased traffic, and also suggested that the new project should include "community gardens" and "office park" features.

23. During the October 20, 2010 public hearing, the Commission heard a presentation from staff and the applicant. During the hearing, the applicant presented the following points:
    - Project replaces an "obsolete" mobilehome park

- Project provides a "campus-like" environment with many amenities
- Senior housing set-aside will allow seniors to remain in neighborhood
- Project design/access will direct traffic away from neighborhood streets
- Project reviewed by the Monrovia School District
- Paying an overall $2.6 million in developer fees and an estimated $900,000 per year in property taxes
- Current design reflects input gathered from several neighborhood meetings; reduced building heights and removed windows to improve privacy
- Reviewed by County environmental staff and the Air Quality Management District (AQMD), no significant impacts found
- Project falls within the proposed CEQA CO_2 (carbon emissions) standard for new development projects

In addition, opposing testimony was heard from three residents, who cited the following concerns:

- Overall environmental impacts (traffic, air, noise, aesthetic)
- Lack of community compatibility (overall size, building height)
- Approval will induce other mobilehome parks to be closed and redeveloped
- Project will reduce/eliminate privacy; should be redesigned with "one-story units"
- MND is insufficient; does not address "greenhouse gases"; MND is inappropriate for size and scale of project
- Plan amendment and zone change are inappropriate; not in the public health safety and general welfare

24. During the October 20, 2010 public hearing, the Commission discussed the proposed development. The Commission asked County Counsel to clarify if the project should have completed an Environmental Impact Report or MND, to which County Counsel responded that the development reflected an MND. The Commission also indicated that it is "disappointed" to see a mobilehome park closed, and that mobilehome parks need to be "kept in the community". However, the Commission also stated that the developer "listened to the community" in designing the project and that it can be a "leadership project" for the community.

25. On October 20, 2010, after hearing all testimony, the Commission closed the public hearing, approved the MND and MMP, approved Mobilehome Permit No. 201000003, Parking Permit No. 200800002, Housing Permit No. 201000001, CUP No. 200700073, and Vesting Tentative Tract Map No. 068400, and recommended to the Board approval of General Plan Amendment Case No. 200700002 and adoption of Zone Change Case No. 200700004.

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

27. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures except as otherwise modified, as shown on the vesting tentative tract map and Exhibit "A".

28. Compatibility with surrounding land uses will be ensured through the related zone change, CUP, and subdivision.

29. 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.

30. Although three individual lots will not contain the minimum number of parking spaces required within the lot, the overall development will contain more than the required amount of parking. No offsite or shared parking is proposed or required. All required parking will be contained onsite, and designed in such a manner to be conveniently accessible to guests and conducive to a more sensitive project design, that, for example, does not propose large open parking lots or above-ground parking structures within the project site. These factors demonstrate the need of a parking permit to accommodate a well-designed project that minimizes impacts both in the surrounding area and within the development.

31. The applicant has satisfied the "Burden of Proof" for the requested parking permit.

32. The proposed use is subject to the development standards and requirements applicable to the R-3-22U-DP zone, as set forth in Sections 22.20.260 through 22.20.330 of the County Code, as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080 of the County Code.

33. The applicant has submitted an application, site plan, and other information which complies with the requirements of Section 22.56.1010 of the County Code.

34. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified less than significant/no impacts with project mitigation for geotechnical, noise, air quality, sewer, traffic, drainage and grading, tenant relocation, and water conservation. Based on the Initial Study, a Mitigated Negative Declaration ("MND") has been prepared for this project. Mitigation measures are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such measures have been included in the Mitigation Monitoring Program ("MMP").

35. After consideration of the attached MND 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 approves the MND.

36. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.

37. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning ("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 there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52;

B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces;

C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking lots will provide the required parking for uses;

D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property; and

E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this ordinance.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a parking permit as set forth in Sections 22.56.1020 and 22.56.1060, Title 22, of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, Parking Permit No. 200800002 is approved, subject to the attached conditions established by the Commission.

DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. TR068400-(5)
PARKING PERMIT NO. 200800002 **Exhibit "A" Date: January 7, 2009**

CONDITIONS:

This grant authorizes shared and reciprocal parking among all proposed lots as shown on the Exhibit "A" dated January 7, 2009.

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.

2. 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 of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9, 20 and 22. Notwithstanding the foregoing, this Condition No. 2, and Condition Nos. 3, 4 and 20 shall be effective immediately upon final approval of this grant by the County.

3. 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 fully cooperate in the defense.

4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten (10) days of the filing pay Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to 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.

   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.

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. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 068400. In the event that Vesting Tentative Tract Map No. 068400 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.

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 property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.

8. The subject property shall be maintained and operated 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.

9. If any inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional 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 additional inspections shall be the amount equal to the recovery cost at the time of payment (currently $200 per inspection).

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

12. The subject property shall be maintained in substantial conformance with the plans marked Exhibit "A." In the event that subsequent revised plans are required, the permittee shall submit four (4) copies of the proposed plans to the Director of Regional Planning for review and approval. All revised plans must be accompanied by the written authorization of the property owner.

13. The subject property shall be developed, maintained, and operated 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, or to exercise reasonable

oversight of tenants or other so that development or activities not in full compliance are allowed to continue unabated, shall be a violation of these conditions.

14. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the development on the premises or that do not provide pertinent information about said premises.

15. In the event of graffiti or other extraneous markings occurring, 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

16. The permittee or successor in interest shall continuously maintain the property in a neat, clean, and healthful condition, free of litter and debris, to the satisfaction of Regional Planning.

17. A minimum of 746 automobile parking spaces, as depicted on the approved Exhibit "A" (dated January 7, 2009) 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 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. No inoperable vehicles shall be parked or stored in any required parking spaces.

18. Within five days of the tentative map approval date, the subdivider or successor in interest shall remit processing fees (currently $2,119.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

19. 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 attaching the MMP, and submit a draft copy to Regional Planning for approval prior to recording of the covenant, 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.

20. The permittee shall deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the permittee'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 HOUSING PERMIT NO. 201000001

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Housing Permit No. 201000001 on October 20, 2010. Housing Permit No. 201000001 was heard concurrently with General Plan Amendment No. 200700002, Zone Change No. 200700004, Mobilehome Permit No. 201000003, Conditional Use Permit ("CUP") No. 200700073, Parking Permit No. 200800002 and Vesting Tentative Tract Map No. 068400.

2. The subject site is located at 4241 Live Oak Avenue, within the South Arcadia Zoned District and the Fifth Supervisorial District of Los Angeles County.

3. The irregularly-shaped subject property is 12.1 gross acres (11.4 net acres) in size with gently-sloping topography. The subject property currently has a 228-unit mobilehome park ("Santa Anita Village"), still in operation, with 37 remaining units occupied.

4. Primary access to the subject property is from Live Oak Avenue, a 142-foot wide Major Highway as shown on the Los Angeles County Master Plan of Highways, with 120 feet of paved width and a 10-foot wide concrete median.

5. General Plan Amendment No. 200700002 is a request 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).

6. Zone Change No. 200700004 is a related request to 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 Require Lot Area) zoning on the subject property to R-3-22U-DP (Limited Multiple Residence – 22 Dwelling Units Per Net Acre – Development Program).The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new CUP is first obtained.

7. Mobilehome Permit No. 201000003 is a related request to consider a mobilehome park Closure Impact Report ("CIR").

8. Parking Permit No. 200800002 is a related request for shared and reciprocal parking among all proposed lots.

9. Housing Permit No. 201000001 is a related request for a discretionary housing permit to allow a density bonus of 68 units (or 21 percent) with 75 market rate units of senior housing set aside within the proposed development.

10. CUP No. 200700073 is a related request for the DP zone and onsite project grading exceeding 100,000 cubic yards of combined cut/fill (166,470 cubic yards cut, 132,670 cubic yards fill and 16,140 net cubic yards imported from offsite). Also proposed with the DP zone are the following modifications to the R-3 zone:

    (Building Setbacks)
    a) Lot No. 1: To allow a rear yard setback of 10 feet for Building No. 10.
    b) Lot No. 2: To allow a side yard setback of one foot for Building No. 17, and to allow a rear yard setback of three feet for Building No. 11 and two feet for Building No. 17.
    c) Lot No. 3: To allow a rear yard setback of zero feet for Building No. 3 and two feet for Building No. 6.
    d) Lot No. 4: To allow a rear yard setback of two feet for Building No. 2.
    e) Lot No. 5: To allow a rear yard setback of four feet for Building No. 15.
    f) Lot No. 6: To allow a side yard setback of three feet and a rear yard setback of six feet for Building Nos. 24 and 25.

    (Building Heights)
    a) Building Nos. 1 through 7, 10, 16, 18, and 19 through 23: To allow a maximum height of 36 feet and nine inches.
    b) Building Nos. 8, 9, 11 through 15, and 17: To allow a maximum height of 37 feet.
    c) Building No. 24: To allow a maximum height of 66 feet and four inches.
    d) Building No. 25: To allow a maximum height of 64 feet and eight inches.

    (Walls and Fences)
    a) Lot No. 2: To allow a wall/fence height up to eight feet within the required front yard setback.
    b) Lot Nos. 2, 3, 4, 5 and 6: To allow a wall/fence height up to eight feet within the required side yard setbacks.
    c) Lot Nos. 1 and 6: To allow a wall/fence height up to eight feet within the required rear yard setbacks.
    d) Lot Nos. 1, 3, 4 and 6: to allow a wall/fence height up to six feet within the required front yard setback.

11. Vesting Tentative Tract Map No. 068400 is a related request to create 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 12.1 gross acres.

12. Approval of the vesting tentative tract map, CUP, housing permit and parking permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board"") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

13. The applicant's site plan, labeled Exhibit "A", depicts six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres. The site is designed with 19 townhouse buildings (each designed with either seven or eight dwelling units) along the site perimeter bordering single-family residences to the east, north and west. The townhouse units are designed to reduce in height as they approach the site perimeter adjoining the rear yards of the adjacent single-family residences. The center of the development contains a cluster of four townhouse buildings, a clubhouse building, outdoor pool and spa, playground and village green, all for common use by residents and guests. Also contained in the center is front-loaded guest and handicapped-accessible parking area along a private driveway/fire lane allowing access to the adjacent amenities and surrounding residences. The southerly portion of the development contains a "podium" structure design with two four-story condominium towers (one tower containing 75 units and the other 73 units), subterranean parking, a community center and three outdoor courtyards for common use. One of the two condo towers will be set aside for senior housing units. Internal circulation and access is provided by a private driveway and fire lane system with paved widths varying between 26 and 33 feet. This system includes both parallel and front-loaded guest parking spaces dispersed throughout the site, as well as a network of sidewalks offering pedestrian connectivity throughout the site and allowing offsite access to Live Oak and Mayflower. Landscaping is provided along the project perimeter to screen the development from adjacent views, and also within the development along the drives and sidewalks to provide shade and enhance the aesthetic appeal of the project.

14. The entire 12.1 gross acre subject property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 266 units). The project proposes 250 dwelling units, along with an additional 68 dwelling units as part of a density bonus authorized under the proposed discretionary housing permit, bringing the overall project total number of units to 318. The applicable density of the proposed project is 250 units (or 21 dwelling units per gross acre) which is consistent with the maximum under Category 3.

15. The subject property consists of C-3, R-3-P and R-A zoning.

16. Surrounding zoning within a 500-foot radius consists of the following:
    - North: R-A
    - East: R-A, C-3
    - South: R-3-P, C-3, A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)
    - West: R-A

17. Surrounding land uses within a 500-foot radius consist of the following:
    - North: Single-family residences
    - East: Single-family residences, mobilehome park

- South: Single-family residences, offices, retail, light industrial, parking, auto repair
- West: Single-family residences

18. The project is consistent with the proposed R-3-22U-DP zoning classification. Attached multi-family residences are permitted in the R-3-22U-DP zone pursuant to Sections 22.20.260 and 22.40.040 of the County Code. The project also complies with the density provisions of the R-3-22U-DP zone, which allows a maximum of 250 (pre-density bonus) dwelling units on the subject property. With the associated CUP, the project will also comply with the DP zone.

19. Between October 2007 and October 2008, the applicant conducted outreach with nearby residents, the Monrovia-Arcadia-Duarte Town Council ("MAD"), and the adjacent jurisdictions of the City of Monrovia, City of Arcadia and the City of Irwindale. In summary, local residents were primarily concerned with privacy (i.e. building heights and setbacks) and traffic. With respect to privacy, the applicant, based on community feedback, has revised the project to incorporate a modest reduction in density (from 334 units to 318), reducing the building heights to one story along the property perimeter adjacent to single-family residences, removing windows facing the outer perimeter, and installing additional perimeter landscape screening. Regarding traffic, the project was redesigned to include a center island at the main entry gate along mayflower Avenue, restricting left turns and reducing negative neighborhood effects from "cut-through" traffic. Local residents also expressed some opposition to any proposed affordable and senior units, which would "reduce property values" and "increase emergency vehicle activity", respectively.

20. In October 2007, the applicant sent letters to the municipalities of Monrovia, Irwindale and Arcadia, summarizing the proposed development and requesting feedback. As of date, no correspondence has been received from these cities.

21. In April and October 2008, the applicant attended meetings with MAD, answering questions related to the estimated selling price of the proposed condominium units, the timing of the mobile home closure, traffic impacts, local school funding, headlight glare from egressing project traffic, and a second project entry from Live Oak Avenue. As of date, no direct correspondence has been received from MAD.

22. At the time of writing, two responses from local residents have been received, one of whom is a person taking care of an ill tenant currently residing within the mobile home park. This person expressed a concern with the relocation assistance presented in the CIR, and whether the list of potential relocation areas has been updated within the last year. The second community member indicated a general concern about increased traffic, and also suggested that the new project should include "community gardens" and "office park" features.

23. During the October 20, 2010 public hearing, the Commission heard a presentation from staff and the applicant. During the hearing, the applicant presented the following points:
    - Project replaces an "obsolete" mobilehome park

- Project provides a "campus-like" environment with many amenities
- Senior housing set-aside will allow seniors to remain in neighborhood
- Project design/access will direct traffic away from neighborhood streets
- Project reviewed by the Monrovia School District
- Paying an overall $2.6 million in developer fees and an estimated $900,000 per year in property taxes
- Current design reflects input gathered from several neighborhood meetings; reduced building heights and removed windows to improve privacy
- Reviewed by County environmental staff and the Air Quality Management District (AQMD), no significant impacts found
- Project falls within the proposed CEQA CO_2 (carbon emissions) standard for new development projects

In addition, opposing testimony was heard from three residents, who cited the following concerns:

- Overall environmental impacts (traffic, air, noise, aesthetic)
- Lack of community compatibility (overall size, building height)
- Approval will induce other mobilehome parks to be closed and redeveloped
- Project will reduce/eliminate privacy; should be redesigned with "one-story units"
- MND is insufficient; does not address "greenhouse gases"; MND is inappropriate for size and scale of project
- Plan amendment and zone change are inappropriate; not in the public health safety and general welfare

24. During the October 20, 2010 public hearing, the Commission discussed the proposed development. The Commission asked County Counsel to clarify if the project should have completed an Environmental Impact Report or MND, to which County Counsel responded that the development reflected an MND. The Commission also indicated that it is "disappointed" to see a mobilehome park closed, and that mobilehome parks need to be "kept in the community". However, the Commission also stated that the developer "listened to the community" in designing the project and that it can be a "leadership project" for the community.

25. On October 20, 2010, after hearing all testimony, the Commission closed the public hearing, approved the MND and MMP, approved Mobilehome Permit No. 201000003, Parking Permit No. 200800002, Housing Permit No. 201000001, CUP No. 200700073, and Vesting Tentative Tract Map No. 068400, and recommended to the Board approval of General Plan Amendment No. 200700002 and adoption of Zone Change No. 200700004.

26. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures except as otherwise modified, as shown on the vesting tentative tract map and Exhibit "A".

27. Compatibility with surrounding land uses will be ensured through the related General Plan amendment, zone change, parking permit, CUP, and subdivision.

28. 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.

29. The proposed senior units are integrated into a multi-family residential development that is compatible with the surrounding area, and has a high-quality of design with many onsite amenities such as a community center, pool, spa, courtyards, guest parking, handicap parking and a village green, all conveniently accessible by seniors. The project site is a short walking distance away from facilities such as a public library and bus transit stops located on Live Oak Avenue. The 75 set-aside units reserved for seniors constitute more than 30 percent of the overall units within the development and will greatly assist the County in meeting its senior housing needs.

30. The applicant has satisfied the "Burden of Proof" for the requested housing permit.

31. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified less than significant/no impacts with project mitigation for geotechnical, noise, air quality, sewer, traffic, drainage and grading, tenant relocation, and water conservation. Based on the Initial Study, a Mitigated Negative Declaration ("MND") has been prepared for this project. Mitigation measures are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such measures have been included in the Mitigation Monitoring Program ("MMP").

32. After consideration of the attached MND 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 approves the MND.

33. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.

34. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning ("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 requested use at the location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be 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.

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.

C. 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.

D. That the proposed project at the location proposed has been designed to be complementary to the surrounding area in terms of land use patterns and design.

E. That the proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a housing permit as set forth in Sections 22.56.1020 and 22.56.1060, Title 22, of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, Housing Permit No. 201000001 is approved, subject to the attached conditions established by the Commission.

DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. TR068400-(5)
HOUSING PERMIT NO. 201000001 **Exhibit "A" Date: January 7, 2009**

CONDITIONS:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.

2. 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 of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 14 and 16. Notwithstanding the foregoing, this Condition No. 2, and Condition Nos. 3, 4 and 14 shall be effective immediately upon final approval of this grant by the County.

3. 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 fully cooperate in the defense.

4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten (10) days of the filing pay Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to 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.

   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.

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. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 068400. In the event that Vesting Tentative Tract Map No. 068400 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.

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 property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.

8. If any inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional 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 additional inspections shall be the amount equal to the recovery cost at the time of payment (currently $200 per inspection).

9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

10. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

11. 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 75 dwelling units for "seniors" as defined in California Civil Code Section 51.3. The 75 units set-aside shall be entirely contained within Building No. 24 as depicted on the Exhibit "A" (dated January 7, 2009), shall contain the same interior finishes and overall visual and architectural quality as non-set aside units, and shall be set aside for senior condos for a period of 30 years.

12. Within five days of the tentative map approval date, the subdivider or successor in interest shall remit processing fees (currently $2,119.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

13. 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 attaching the MMP, and submit a draft copy to Regional Planning for approval prior to recording of the covenant, 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.

14. The permittee shall deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the permittee'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 CONDITIONAL USE PERMIT NO. 200700073

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Conditional Use Permit ("CUP") No. 200700073 on October 20, 2010. CUP No. 200700073 was heard concurrently with General Plan Amendment No. 200700002, Zone Change No. 200700004, Mobilehome Permit No. 201000003, Parking Permit No. 200800002, Housing Permit No. 201000001, and Vesting Tentative Tract Map No. 068400.

2. The irregularly-shaped subject property is 12.1 gross acres (11.4 net acres) in size with gently-sloping topography. The subject property currently has a 228-unit mobilehome park ("Santa Anita Village"), still in operation, with 37 remaining units occupied.

3. Primary access to the subject property is from Live Oak Avenue, a 142-foot wide Major Highway as shown on the Los Angeles County Master Plan of Highways, with 120 feet of paved width and a 10-foot wide concrete median.

4. CUP No. 200700073 is a request for the DP zone and onsite project grading exceeding 100,000 cubic yards of combined cut/fill (166,470 cubic yards cut, 132,670 cubic yards fill and 16,140 net cubic yards imported from offsite). Also proposed with the DP zone are the following modifications to the R-3 zone:

   (Building Setbacks)
   a) Lot No. 1: To allow a rear yard setback of 10 feet for Building No. 10.
   b) Lot No. 2: To allow a side yard setback of one foot for Building No. 17, and to allow a rear yard setback of three feet for Building No. 11 and two feet for Building No. 17.
   c) Lot No. 3: To allow a rear yard setback of zero feet for Building No. 3 and two feet for Building No. 6.
   d) Lot No. 4: To allow a rear yard setback of two feet for Building No. 2.
   e) Lot No. 5: To allow a rear yard setback of four feet for Building No. 15.
   f) Lot No. 6: To allow a side yard setback of three feet and a rear yard setback of six feet for Building Nos. 24 and 25.

   (Building Heights)
   a) Building Nos. 1 through 7, 10, 16, 18, and 19 through 23: To allow a maximum height of 36 feet and nine inches.
   b) Building Nos. 8, 9, 11 through 15, and 17: To allow a maximum height of 37 feet.
   c) Building No. 24: To allow a maximum height of 66 feet and four inches.
   d) Building No. 25: To allow a maximum height of 64 feet and eight inches.

   (Walls and Fences)
   a) Lot No. 2: To allow a wall/fence height up to eight feet within the required front yard setback.
   b) Lot Nos. 2, 3, 4, 5 and 6: To allow a wall/fence height up to eight feet within the required side yard setbacks.

c) Lot Nos. 1 and 6: To allow a wall/fence height up to eight feet within the required rear yard setbacks.
d) Lot Nos. 1, 3, 4 and 6: to allow a wall/fence height up to six feet within the required front yard setback.

5. General Plan Amendment No. 200700002 is a related request 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).

6. Zone Change No. 200700004 is a related request to 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 Require Lot Area) zoning on the subject property to R-3-22U-DP (Limited Multiple Residence – 22 Dwelling Units Per Net Acre – Development Program). The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new CUP is first obtained.

7. Mobilehome Permit No. 201000003 is a related request to consider a mobilehome park Closure Impact Report ("CIR").

8. Parking Permit No. 200800002 is a related request for shared and reciprocal parking among all proposed lots.

9. Housing Permit No. 201000001 is a related request for a discretionary housing permit to allow a density bonus of 68 units (or 21 percent) with 75 market rate units of senior housing set aside within the proposed development.

10. Vesting Tentative Tract Map No. 068400 is a related request to create 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 12.1 gross acres.

11. Approval of the vesting tentative tract map, CUP, housing permit and parking permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board"") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

12. The applicant's site plan, labeled Exhibit "A", depicts six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres. The site is designed with 19 townhouse buildings (each

designed with either seven or eight dwelling units) along the site perimeter bordering single-family residences to the east, north and west. The townhouse units are designed to reduce in height as they approach the site perimeter adjoining the rear yards of the adjacent single-family residences. The center of the development contains a cluster of four townhouse buildings, a clubhouse building, outdoor pool and spa, playground and village green, all for common use by residents and guests. Also contained in the center is front-loaded guest and handicapped-accessible parking area along a private driveway/fire lane allowing access to the adjacent amenities and surrounding residences. The southerly portion of the development contains a "podium" structure design with two four-story condominium towers (one tower containing 75 units and the other 73 units), subterranean parking, a community center and three outdoor courtyards for common use. One of the two condo towers will be set aside for senior housing units. Internal circulation and access is provided by a private driveway and fire lane system with paved widths varying between 26 and 33 feet. This system includes both parallel and front-loaded guest parking spaces dispersed throughout the site, as well as a network of sidewalks offering pedestrian connectivity throughout the site and allowing offsite access to Live Oak and Mayflower. Landscaping is provided along the project perimeter to screen the development from adjacent views, and also within the development along the drives and sidewalks to provide shade and enhance the aesthetic appeal of the project.

13. The entire 12.1 gross acre subject property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 266 units). The project proposes 250 dwelling units, along with an additional 68 dwelling units as part of a density bonus authorized under the proposed discretionary housing permit, bringing the overall project total number of units to 318. The applicable density of the proposed project is 250 units (or 21 dwelling units per gross acre) which is consistent with the maximum under Category 3.

14. The subject property consists of C-3, R-3-P and R-A zoning.

15. Surrounding zoning within a 500-foot radius consists of the following:
    - North: R-A
    - East: R-A, C-3
    - South: R-3-P, C-3, A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)
    - West: R-A

16. Surrounding land uses within a 500-foot radius consist of the following:
    - North: Single-family residences
    - East: Single-family residences, mobilehome park
    - South: Single-family residences, offices, retail, light industrial, parking, auto repair
    - West: Single-family residences

17. The project is consistent with the proposed R-3-22U-DP zoning classification. Attached

multi-family residences are permitted in the R-3-22U-DP zone pursuant to Sections 22.20.260 and 22.40.040 of the County Code. The project also complies with the density provisions of the R-3-22U-DP zone, which allows a maximum of 250 (pre-density bonus) dwelling units on the subject property. With the associated CUP, the project will also comply with the DP zone.

18. Between October 2007 and October 2008, the applicant conducted outreach with nearby residents, the Monrovia-Arcadia-Duarte Town Council ("MAD"), and the adjacent jurisdictions of the City of Monrovia, City of Arcadia and the City of Irwindale. In summary, local residents were primarily concerned with privacy (i.e. building heights and setbacks) and traffic. With respect to privacy, the applicant, based on community feedback, has revised the project to incorporate a modest reduction in density (from 334 units to 318), reducing the building heights to one story along the property perimeter adjacent to single-family residences, removing windows facing the outer perimeter, and installing additional perimeter landscape screening. Regarding traffic, the project was redesigned to include a center island at the main entry gate along mayflower Avenue, restricting left turns and reducing negative neighborhood effects from "cut-through" traffic. Local residents also expressed some opposition to any proposed affordable and senior units, which would "reduce property values" and "increase emergency vehicle activity", respectively.

19. In October 2007, the applicant sent letters to the municipalities of Monrovia, Irwindale and Arcadia, summarizing the proposed development and requesting feedback. As of date, no correspondence has been received from these cities.

20. In April and October 2008, the applicant attended meetings with MAD, answering questions related to the estimated selling price of the proposed condominium units, the timing of the mobile home closure, traffic impacts, local school funding, headlight glare from egressing project traffic, and a second project entry from Live Oak Avenue. As of date, no direct correspondence has been received from MAD.

21. At the time of writing, two responses from local residents have been received, one of whom is a person taking care of an ill tenant currently residing within the mobile home park. This person expressed a concern with the relocation assistance presented in the CIR, and whether the list of potential relocation areas has been updated within the last year. The second community member indicated a general concern about increased traffic, and also suggested that the new project should include "community gardens" and "office park" features.

22. During the October 20, 2010 public hearing, the Commission heard a presentation from staff and the applicant. During the hearing, the applicant presented the following points:
    - Project replaces an "obsolete" mobilehome park
    - Project provides a "campus-like" environment with many amenities
    - Senior housing set-aside will allow seniors to remain in neighborhood
    - Project design/access will direct traffic away from neighborhood streets
    - Project reviewed by the Monrovia School District

- Paying an overall $2.6 million in developer fees and an estimated $900,000 per year in property taxes
- Current design reflects input gathered from several neighborhood meetings; reduced building heights and removed windows to improve privacy
- Reviewed by County environmental staff and the Air Quality Management District (AQMD), no significant impacts found
- Project falls within the proposed CEQA CO_2 (carbon emissions) standard for new development projects

In addition, opposing testimony was heard from three residents, who cited the following concerns:

- Overall environmental impacts (traffic, air, noise, aesthetic)
- Lack of community compatibility (overall size, building height)
- Approval will induce other mobilehome parks to be closed and redeveloped
- Project will reduce/eliminate privacy; should be redesigned with "one-story units"
- MND is insufficient; does not address "greenhouse gases"; MND is inappropriate for size and scale of project
- Plan amendment and zone change are inappropriate; not in the public health safety and general welfare

23. During the October 20, 2010 public hearing, the Commission discussed the proposed development. The Commission asked County Counsel to clarify if the project should have completed an Environmental Impact Report or MND, to which County Counsel responded that the development reflected an MND. The Commission also indicated that it is "disappointed" to see a mobilehome park closed, and that mobilehome parks need to be "kept in the community". However, the Commission also stated that the developer "listened to the community" in designing the project and that it can be a "leadership project" for the community.

24. On October 20, 2010, after hearing all testimony, the Commission closed the public hearing, approved the MND and MMP, approved Mobilehome Permit No. 201000003, Parking Permit No. 200800002, Housing Permit No. 201000001, CUP No. 200700073, and Vesting Tentative Tract Map No. 068400, and recommended to the Board approval of General Plan Amendment No. 200700002 and adoption of Zone Change No. 200700004.

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

26. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures except as otherwise modified, as shown on the vesting tentative tract map and Exhibit "A".

27. Compatibility with surrounding land uses will be ensured through the related zone change, parking permit, and subdivision.

28. 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.

29. The CUP will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. The requested modifications to required yard setbacks are necessary because the orientation of the proposed lots are suited to the project and do not follow a typical street pattern. Wall/fence heights greater than typically allowed are necessary in order to maintain security and privacy around the project site. Building heights greater than typically allowed are necessary in order to accommodate density and design features in a manner that will be compatible with surrounding development.

30. Regarding the grading CUP, much of the required grading is for excavation of an underground parking facility to provide the necessary amount of onsite resident and guest parking. This avoids large open parking lots and/or above-ground parking structures within the project site that would have a greater visual impact on the surrounding community. The CUP will ensure that proposed grading is done in an orderly manner and in substantial conformance with the original project proposal.

31. The applicant has satisfied the "Burden of Proof" for the requested CUP.

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/no impacts with project mitigation for geotechnical, noise, air quality, sewer, traffic, drainage and grading, tenant relocation, and water conservation. Based on the Initial Study, a Mitigated Negative Declaration ("MND") has been prepared for this project. Mitigation measures are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such measures have been included in the Mitigation Monitoring Program ("MMP").

33. After consideration of the attached MND 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 approves the MND.

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. 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 ("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 requested use at the location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be 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.

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.

C. 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.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a CUP as set forth in Sections 22.52.1870 and 22.56.2820, Title 22, of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, CUP No. 200700073 is approved, subject to the attached conditions established by the Commission.

DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT NO. 200700073 **Exhibit "A" Date: Jan. 7, 2009**

CONDITIONS:

1. This grant authorizes a multi-family residential development in the R-3-22U-DP (Limited Multiple Residence - 22 Dwelling Units Per Net Acre - Development Program) zone for six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres, as depicted on the approved Exhibit "A" (dated January 7, 2009) or an approved revised Exhibit "A", subject to all of the following conditions of approval.

2. Approval of Conditional Use Permit ("CUP") No. 200700073 is contingent upon the approval of Parking Permit No. 200800002 and Housing Permit No. 201000001, and also contingent upon the approval of General Plan Amendment No. 200700002 and adoption of Zone Change No. 200700004 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 of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10, 44 and 46. Notwithstanding the foregoing, this Condition No. 3, Condition Nos. 5, 6 and 44 shall be effective immediately upon final approval of this grant by the County.

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 ("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. 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.

9. If any 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 $200.00 per inspection).

10. 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.

11. 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.

12. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 068400. In the event that Vesting Tentative Tract Map No. 068400 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.

13. The subject property shall be graded, developed and maintained in substantial conformance with the approved vesting tentative tract map and the approved Exhibit "A", dated January 7, 2009, or an approved revised Exhibit "A".

14. The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 068400.

15. 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").

16. Permission is granted for the following:

    a) Building setbacks according to the following:
        1. Lot No. 1: A rear yard setback of 10 feet for Building No. 10.
        2. Lot No. 2: A side yard setback of one foot for Building No. 17, and to allow a rear yard setback of three feet for Building No. 11 and two feet for Building No. 17.
        3. Lot No. 3: A rear yard setback of zero feet for Building No. 3 and two feet for Building No. 6.
        4. Lot No. 4: A rear yard setback of two feet for Building No. 2.
        5. Lot No. 5: A rear yard setback of four feet for Building No. 15.
        6. Lot No. 6: A side yard setback of three feet and a rear yard setback of six feet for Building Nos. 24 and 25.

    b) Building heights according to the following:
        1. Building Nos. 1 through 7, 10, 16, 18, and 19 through 23: A maximum height of 36 feet and nine inches.
        2. Building Nos. 8, 9, 11 through 15, and 17: A maximum height of 37 feet.
        3. Building No. 24: A maximum height of 66 feet and four inches.
        4. Building No. 25: A maximum height of 64 feet and eight inches.

    c) Walls and fences according to the following:
        1. Lot No. 2: To allow a wall/fence height up to eight feet within the required front yard setback.
        2. Lot Nos. 2, 3, 4, 5 and 6: To allow a wall/fence height up to eight feet within the required side yard setbacks.
        3. Lot Nos. 1 and 6: To allow a wall/fence height up to eight feet within the required rear yard setbacks.
        4. Lot Nos. 1, 3, 4 and 6: to allow a wall/fence height up to six feet within the required front yard setback.

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

18. A minimum of 746 automobile parking spaces, as depicted on the approved Exhibit "A" (dated January 7, 2009) 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 required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. The permittee shall provide for

continual enforcement in the Covenants, Conditions, and Restrictions ("CC&Rs") to the satisfaction of Regional Planning.

19. A minimum of 12 guest parking spaces must be handicapped-accessible, and at least two of the 12 accessible spaces must be "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.

20. The permittee shall submit a copy of the project CC&Rs to Regional Planning for review prior to final map approval. A copy of these conditions shall be attached to the CC&Rs.

21. The permittee shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveways, landscaping and the lighting system along all walkways and outdoor seating areas, to the satisfaction of Regional Planning.

22. The permittee shall reserve in the CC&Rs the right for all residents within the condominium project to use the internal driveway system for access and the guest parking spaces throughout the subdivision.

23. The permittee shall state in the CC&Rs that parking of recreational vehicles and outside storage shall not be allowed within the development.

24. The permittee shall provide in the CC&Rs a method for graffiti removal. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage by 6:00 am the next day. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

25. 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.

26. Information contained within the CC&Rs required by these conditions shall not be modified in any way without prior authorization from Regional Planning.

27. All utilities shall be placed underground.

28. 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").

29. 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.

30. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 8:00 a.m. and

6:00 p.m., and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.

31. 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.

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

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

34. 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.

35. 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.

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

37. The permittee shall comply with the green building and drought-tolerant landscaping provisions of the Los Angeles County Green Building Program (the project is LID exempt). Prior to the issuance of building permits, the permittee shall submit building and landscaping plans as a Revised Exhibit "A" demonstrating compliance with the County's green building and drought-tolerant landscaping ordinances.

38. 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.

39. 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.

40. 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. The site plan shall also include plans that depict architectural details of window treatments, façade and roofing materials, for all proposed structures.

41. 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 for the first unit.

42. Within three days of the tentative map approval date, the subdivider or successor in interest shall remit processing fees (currently $2,119.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

43. Pursuant to Chapter 22.72 of the County Code, the subdivider or successor in interest shall pay a fee (currently $259,170.00) to the Los Angeles County Librarian prior to issuance of any building permit.

44. 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 attaching the MMP, and submit a draft copy to Regional Planning for approval prior to recording of the covenant, 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.

45. The permittee shall deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the permittee'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.

46. The following development program conditions shall apply:

d) 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.

e) No existing building or structure which under the program is to be demolished shall be used.

f) 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.

g) 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.

h) 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.

FINDINGS OF THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
FOR VESTING TENTATIVE TRACT MAP NO. 068400

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Vesting Tentative Tract Map No. 068400 on October 20, 2010. Vesting Tentative Tract Map No. 068400 was heard concurrently with General Plan Amendment No. 200700002, Zone Change No. 200700004, Mobilehome Permit No. 201000003, Parking Permit No. 200800002, Housing Permit No. 201000001, and Conditional Use Permit ("CUP") No. 200700073.

2. The irregularly-shaped subject property is 12.1 gross acres (11.4 net acres) in size with gently-sloping topography. The subject property currently has a 228-unit mobilehome park ("Santa Anita Village"), still in operation, with 37 remaining units occupied.

3. Primary access to the subject property is from Live Oak Avenue, a 142-foot wide Major Highway as shown on the Los Angeles County Master Plan of Highways, with 120 feet of paved width and a 10-foot wide concrete median.

4. Vesting Tentative Tract Map No. 068400 is a request to create 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 12.1 gross acres.

5. General Plan Amendment No. 200700002 is a related request 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).

6. Zone Change No. 200700004 is a related request to 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 Require Lot Area) zoning on the subject property to R-3-22U-DP (Limited Multiple Residence – 22 Dwelling Units Per Net Acre – Development Program). The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new CUP is first obtained.

7. Mobilehome Permit No. 201000003 is a related request to consider a mobilehome park Closure Impact Report ("CIR").

8. Parking Permit No. 200800002 is a related request for shared and reciprocal parking among all proposed lots.

9. Housing Permit No. 201000001 is a related request for a discretionary housing permit to allow a density bonus of 68 units (or 21 percent) with 75 market rate units of senior housing set aside within the proposed development.

10. CUP No. 200700073 is a related request for the DP zone and onsite project grading exceeding 100,000 cubic yards of combined cut/fill (166,470 cubic yards cut, 132,670 cubic yards fill and 16,140 net cubic yards imported from offsite). Also proposed with the DP zone are the following modifications to the R-3 zone:

    (Building Setbacks)
    a) Lot No. 1: To allow a rear yard setback of 10 feet for Building No. 10.
    b) Lot No. 2: To allow a side yard setback of one foot for Building No. 17, and to allow a rear yard setback of three feet for Building No. 11 and two feet for Building No. 17.
    c) Lot No. 3: To allow a rear yard setback of zero feet for Building No. 3 and two feet for Building No. 6.
    d) Lot No. 4: To allow a rear yard setback of two feet for Building No. 2.
    e) Lot No. 5: To allow a rear yard setback of four feet for Building No. 15.
    f) Lot No. 6: To allow a side yard setback of three feet and a rear yard setback of six feet for Building Nos. 24 and 25.

    (Building Heights)
    a) Building Nos. 1 through 7, 10, 16, 18, and 19 through 23: To allow a maximum height of 36 feet and nine inches.
    b) Building Nos. 8, 9, 11 through 15, and 17: To allow a maximum height of 37 feet.
    c) Building No. 24: To allow a maximum height of 66 feet and four inches.
    d) Building No. 25: To allow a maximum height of 64 feet and eight inches.

    (Walls and Fences)
    a) Lot No. 2: To allow a wall/fence height up to eight feet within the required front yard setback.
    b) Lot Nos. 2, 3, 4, 5 and 6: To allow a wall/fence height up to eight feet within the required side yard setbacks.
    c) Lot Nos. 1 and 6: To allow a wall/fence height up to eight feet within the required rear yard setbacks.
    d) Lot Nos. 1, 3, 4 and 6: to allow a wall/fence height up to six feet within the required front yard setback.

11. Approval of the vesting tentative tract map, CUP, housing permit and parking permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board"") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

12. The applicant's site plan, labeled Exhibit "A", depicts six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres. The site is designed with 19 townhouse buildings (each designed with either seven or eight dwelling units) along the site perimeter bordering

single-family residences to the east, north and west. The townhouse units are designed to reduce in height as they approach the site perimeter adjoining the rear yards of the adjacent single-family residences. The center of the development contains a cluster of four townhouse buildings, a clubhouse building, outdoor pool and spa, playground and village green, all for common use by residents and guests. Also contained in the center is front-loaded guest and handicapped-accessible parking area along a private driveway/fire lane allowing access to the adjacent amenities and surrounding residences. The southerly portion of the development contains a "podium" structure design with two four-story condominium towers (one tower containing 75 units and the other 73 units), subterranean parking, a community center and three outdoor courtyards for common use. One of the two condo towers will be set aside for senior housing units. Internal circulation and access is provided by a private driveway and fire lane system with paved widths varying between 26 and 33 feet. This system includes both parallel and front-loaded guest parking spaces dispersed throughout the site, as well as a network of sidewalks offering pedestrian connectivity throughout the site and allowing offsite access to Live Oak and Mayflower. Landscaping is provided along the project perimeter to screen the development from adjacent views, and also within the development along the drives and sidewalks to provide shade and enhance the aesthetic appeal of the project.

13. The entire 12.1 gross acre subject property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 266 units). The project proposes 250 dwelling units, along with an additional 68 dwelling units as part of a density bonus authorized under the proposed discretionary housing permit, bringing the overall project total number of units to 318. The applicable density of the proposed project is 250 units (or 21 dwelling units per gross acre) which is consistent with the maximum under Category 3.

14. The subject property consists of C-3, R-3-P and R-A zoning.

15. Surrounding zoning within a 500-foot radius consists of the following:
    - North: R-A
    - East: R-A, C-3
    - South: R-3-P, C-3, A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)
    - West: R-A

16. Surrounding land uses within a 500-foot radius consist of the following:
    - North: Single-family residences
    - East: Single-family residences, mobilehome park
    - South: Single-family residences, offices, retail, light industrial, parking, auto repair
    - West: Single-family residences

17. The project is consistent with the proposed R-3-22U-DP zoning classification. Attached multi-family residences are permitted in the R-3-22U-DP zone pursuant to Sections

22.20.260 and 22.40.040 of the County Code. The project also complies with the density provisions of the R-3-22U-DP zone, which allows a maximum of 250 (pre-density bonus) dwelling units on the subject property. With the associated CUP, the project will also comply with the DP zone.

18. Between October 2007 and October 2008, the applicant conducted outreach with nearby residents, the Monrovia-Arcadia-Duarte Town Council ("MAD"), and the adjacent jurisdictions of the City of Monrovia, City of Arcadia and the City of Irwindale. In summary, local residents were primarily concerned with privacy (i.e. building heights and setbacks) and traffic. With respect to privacy, the applicant, based on community feedback, has revised the project to incorporate a modest reduction in density (from 334 units to 318), reducing the building heights to one story along the property perimeter adjacent to single-family residences, removing windows facing the outer perimeter, and installing additional perimeter landscape screening. Regarding traffic, the project was redesigned to include a center island at the main entry gate along mayflower Avenue, restricting left turns and reducing negative neighborhood effects from "cut-through" traffic. Local residents also expressed some opposition to any proposed affordable and senior units, which would "reduce property values" and "increase emergency vehicle activity", respectively.

19. In October 2007, the applicant sent letters to the municipalities of Monrovia, Irwindale and Arcadia, summarizing the proposed development and requesting feedback. As of date, no correspondence has been received from these cities.

20. In April and October 2008, the applicant attended meetings with MAD, answering questions related to the estimated selling price of the proposed condominium units, the timing of the mobile home closure, traffic impacts, local school funding, headlight glare from egressing project traffic, and a second project entry from Live Oak Avenue. As of date, no direct correspondence has been received from MAD.

21. At the time of writing, two responses from local residents have been received, one of whom is a person taking care of an ill tenant currently residing within the mobile home park. This person expressed a concern with the relocation assistance presented in the CIR, and whether the list of potential relocation areas has been updated within the last year. The second community member indicated a general concern about increased traffic, and also suggested that the new project should include "community gardens" and "office park" features.

22. During the October 20, 2010 public hearing, the Commission heard a presentation from staff and the applicant. During the hearing, the applicant presented the following points:
    - Project replaces an "obsolete" mobilehome park
    - Project provides a "campus-like" environment with many amenities
    - Senior housing set-aside will allow seniors to remain in neighborhood
    - Project design/access will direct traffic away from neighborhood streets
    - Project reviewed by the Monrovia School District

- Paying an overall $2.6 million in developer fees and an estimated $900,000 per year in property taxes
- Current design reflects input gathered from several neighborhood meetings; reduced building heights and removed windows to improve privacy
- Reviewed by County environmental staff and the Air Quality Management District (AQMD), no significant impacts found
- Project falls within the proposed CEQA CO_2 (carbon emissions) standard for new development projects

In addition, opposing testimony was heard from three residents, who cited the following concerns:

- Overall environmental impacts (traffic, air, noise, aesthetic)
- Lack of community compatibility (overall size, building height)
- Approval will induce other mobilehome parks to be closed and redeveloped
- Project will reduce/eliminate privacy; should be redesigned with "one-story units"
- MND is insufficient; does not address "greenhouse gases"; MND is inappropriate for size and scale of project
- Plan amendment and zone change are inappropriate; not in the public health safety and general welfare

23. During the October 20, 2010 public hearing, the Commission discussed the proposed development. The Commission asked County Counsel to clarify if the project should have completed an Environmental Impact Report or MND, to which County Counsel responded that the development reflected an MND. The Commission also indicated that it is "disappointed" to see a mobilehome park closed, and that mobilehome parks need to be "kept in the community". However, the Commission also stated that the developer "listened to the community" in designing the project and that it can be a "leadership project" for the community.

24. On October 20, 2010, after hearing all testimony, the Commission closed the public hearing, approved the MND and MMP, approved Mobilehome Permit No. 201000003, Parking Permit No. 200800002, Housing Permit No. 201000001, CUP No. 200700073, and Vesting Tentative Tract Map No. 068400, and recommended to the Board approval of General Plan Amendment No. 200700002 and adoption of Zone Change No. 200700004.

25. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for Mobilehome Permit No. 201000003, Parking Permit No. 200800002, Housing Permit No. 201000001, and CUP No. 200700073.

26. The subdivider 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.

27. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan.

28. The site is physically suitable for the density and type of development proposed, since it has access to a County-maintained street and will be served by public sewer and public water supplies to meet anticipated needs.

29. 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.

30. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.

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

32. 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.

33. 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.

34. 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.

35. The subject tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.101 through 21.38.080 of the County Code (Subdivision Ordinance).

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/no impacts with project mitigation for geotechnical, noise, air quality, sewer, traffic, drainage and grading, tenant relocation, and water conservation. Based on the Initial Study, a Mitigated Negative Declaration ("MND") has been prepared for this project. Mitigation measures are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such measures have been included in the

Mitigation Monitoring Program.

37. After consideration of the attached MND 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 approves the MND.

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.

39. 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 ("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, the MND is approved and Vesting Tentative Tract Map No. 068400 is approved, subject to the attached conditions of the Commission, including recommendations of the Los Angeles County Subdivision Committee.

DEPARTMENT OF REGIONAL PLANNING **Exhibit Map Date: January 7, 2009**
VESTING TENTATIVE TRACT MAP NO. 068400 **Map Date: January 7, 2009**

CONDITIONS:

1. Conform to the applicable requirements of Title 21 and Title 22 of the Los Angeles County Code ("County Code"), including the requirements of the R-3-22U-DP (Limited Multiple Residence - 22 Dwelling Units Per Net Acre - Development Program) zone. Also, conform to the requirements of Mobilehome Permit No. 201000003, Conditional Use Permit ("CUP") No. 200700073, Parking Permit No. 200800002, Housing Permit No. 201000001 and the Mitigated Negative Declaration ("MND").

2. Recordation of the final map is contingent upon approval of General Plan Amendment No. 200700002 and adoption of Zone Change No. 200700004 by the Los Angeles County Board of Supervisors ("Board").

3. Permission is granted to adjust lot lines on the final map to the satisfaction of Regional Planning.

4. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the Los Angeles County Subdivision Committee ("Subdivision Committee"). Each final unit map to record shall comply on its own, or in combination with previously recorded final unit maps, with the parking and lot area requirements of the General Plan, the Zoning Ordinance, Parking Permit No. 200800002 and CUP No. 200700073. Prior to approval of each final unit map, the subdivider or successor in interest shall submit the following:

    a. A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and

    b. A summary sheet indicating the number and type of all lots shown, including parking breakdown by phase, on the current and previous final maps.

5. The subdivider or successor in interest shall label the interior driveways as "Private Driveway and Fire Lane" on the final map.

6. The subdivider or successor in interest shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the approved Exhibit "A", dated January 7, 2009, to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Fire Department ("Fire").

7. The subdivider or successor in interest shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review and approval prior to final map approval. Those provisions required by the County to be contained in the CC&Rs shall be identified as such, and shall not be modified in any way without prior authorization from Regional Planning.

8. The subdivider or successor in interest shall provide in the CC&Rs a method for the continuous maintenance of all common areas, including the driveways, landscaping and the lighting system along all walkways and outdoor seating areas, to the satisfaction of Regional Planning.

9. The subdivider or successor in interest shall reserve in the CC&Rs the right for all residents within the condominium project to use the internal driveway system for access and the guest parking spaces throughout the subdivision.

10. The subdivider or successor in interest shall provide in the CC&Rs a method for graffiti removal. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage by 6:00 am the next day. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

11. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit Map dated January 7, 2009.

12. The subdivider or successor in interest shall place a note or notes on the final map, to the satisfaction of Regional Planning and the Los Angeles County Department of Public Works, that this subdivision is approved as a condominium project for a total of 318 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. The subdivider or successor in interest shall remove all existing structures (including mobilehome park units and any accessory structures) on the subject property. The subdivider or successor in interest shall submit a copy of a demolition permit or other proof of removal prior to final map approval, to the satisfaction of Regional Planning.

14. The subdivider or successor in interest shall plant at least 99 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 three days of the tentative map approval date, the subdivider or successor in interest shall remit processing fees (currently $2, 119.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

16. 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 attaching the MMP, and submit a draft copy to Regional Planning for approval prior to recording of the covenant, 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.

17. The permittee shall deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the permittee'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.

18. Pursuant to Chapter 22.72 of the County Code, the subdivider or successor in interest shall pay a fee (currently $259,170.00) to the Los Angeles County Librarian prior to issuance of any building permit.

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

20. The subdivider or successor in interest 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, and employees to attack, set aside, void or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider or successor in interest of any claim, action or proceeding and the County shall fully cooperate in the defense. If the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.

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

    a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;

    b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

Except as expressly modified herein above, this approval is subject to all those conditions set forth in the CUP, housing permit, parking permit, 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.

The following reports consisting of 17 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. Quitclaim or relocate easements running through proposed structures.

8. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.

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

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

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

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

13. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.

14. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.

15. The first unit of this subdivision shall be filed as Tract No. 68400-01, the second unit, Tract No. 68400-02, and the last unit, Tract No. 68400.

16. 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.

17. 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.

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

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

Prepared by John Chin Phone (626) 458-4918 Date 02-09-2009

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT MAP NO.: 068400

REVISED TENTATIVE MAP DATE: 1/07/2009
REVISED EXHIBIT MAP DATE: 01/07/2009

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

1. Comply with the requirements of the Drainage Concept, which was conceptually approved on 07/14/08 to the satisfaction of the Department of Public Works.

Name Christopher Sheppard Date 1/22/2009 Phone (626) 458-4921

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

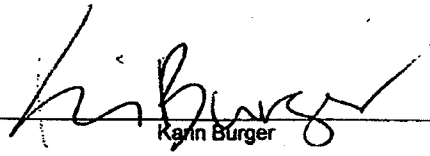
TENTATIVE TRACT MAP 68400
SUBDIVIDER Diamond Development/Prim Enterprises
ENGINEER B&E Engineers
GEOLOGIST ---
SOILS ENGINEER Geocon

TENTATIVE MAP DATED 1/07/09 (revised) Exhibit A
LOCATION Arcadia
GRADING BY SUBDIVIDER [Y] (Y or N) 132,780 c.y.
REPORT DATE ---
REPORT DATE 6/12/07

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.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 2-2-09 is attached.

Reviewed by  Date January 28, 2009
Kann Burger

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

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 5.0
PCA LX001129
Sheet 1 of 1

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

Tentative Tract Map	68400
Location	South Arcadia
Developer/Owner	Prime Enterprises, LLC
Engineer/Architect	B&E Engineers
Soils Engineer	Geocon (P.N. A8455-06-01A)
Geologist	---

Review of:

Revised Tentative Tract Map and Exhibit Dated by Regional Planning **1/7/09**
Soils Engineering Report Dated 6/12/07
Previous review sheet dated 6/2/08

ACTION:

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

REMARKS:

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

Prepared by Lukas Przybylo
Lukas Przybylo

Reviewed by

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

Date 2/2/09

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\TM-68400, South Arcadia, TTM-A_5.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT MAP NO. 068400

TENTATIVE MAP DATED 01-07-2009
EXHIBIT MAP DATED 01-07-2009

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)/Low Impact Development (LID) plan 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 and LID 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. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

Name Jason Flood Date 2/17/09 Phone (626) 458-4921

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

1. Dedicate the right to restrict vehicular access on Live Oak Avenue and Mayflower Avenue.

2. Dedicate vehicular access rights on Lovejoy Street and the alley. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.

3. Align the proposed "A" Driveway at Mayflower Avenue with Ashmont Avenue.

4. Label all interior streets as private driveway and fire lane.

5. Locate the entry gate (or the key pad if one is provided) a minimum of 50 feet beyond the right of way of Mayflower Avenue on "A" Driveway, and construct a minimum 32-foot radius turnaround preceding the gated entrance to the satisfaction of Public Works. The minimum gate setback shall be increased, if necessary, to accommodate adequate stacking distance as determined in each case by the traffic engineering consultant at final engineering to the satisfaction of Public Works.

6. All egress traffic from "A" Driveway shall be restricted to right turn only.

7. The proposed entry driveway details on "A" Driveway are not approved. Redesign the raised median and approach area (including curb returns) along "A" Driveway to allow the best channelization of egress traffic on to the south bound of Mayflower Avenue to the satisfaction of Public Works.

8. Terminate the raised median nose along "A" Driveway at the right of way line without encroaching to the public right of way on Mayflower Avenue to the satisfaction of Public Works.

9. The entry gate on "D" Driveway at the frontage of Live Oak Avenue is restricted for egress only and it shall be located a minimum of 20 feet beyond the right of way of Live Oak Avenue.

10. The entry gate on "U" Driveway at the frontage of Live Oak Avenue is restricted for emergency use only and it shall be located a minimum of 20 feet beyond the right of way of Live Oak Avenue.

11. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Live Oak Avenue and Mayflower Avenue.

12. Repair any displaced, broken, or damaged curb, gutter, driveway apron, and pavement along the property frontage on Live Oak Avenue and Mayflower Avenue to the satisfaction of Public Works.

13. Construct 5 foot minimum (conventional section) sidewalk along the property frontage on Mayflower Avenue to the satisfaction of Public Works. Execute a maintenance covenant for the landscaping or include in the CC&R provision for the maintenance of landscaping along the street frontage to the satisfaction of Public Works.

14. Plant street trees along the property frontage on Live Oak Avenue and Mayflower Avenue to the satisfaction of Public Works. Existing trees on Mayflower Avenue in the dedicated right of way shall be removed and replaced if not acceptable as street trees.

15. 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.

16. 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.

17. 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.

18. Provide a left-turn lane on Mayflower Avenue at "A" Driveway to the satisfaction of Public Works.

19. Comply with the following street lighting requirements:

    a. Provide street lights on concrete poles with underground wiring along the property frontage on Live Oak Avenue and Mayflower 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.

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.

20. Submit a detailed 1" = 40' scaled signing and striping plan for Mayflower Avenue and Live Oak Avenue to the satisfaction of Public Works.

21. Comply with the mitigation measures identified in the attached February 9, 2009 and September 13, 2007, letters from our Traffic and Lighting Division to the satisfaction of Public Works.

Prepared by Allan Chan Phone (626) 458-4921 Date 02-09-2009

tr68400r-rev3(rev'd 02-017-09).doc

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

February 9, 2009

Mr. Bruce Chow
Linscott, Law & Greenspan, Engineers
236 East Colorado Boulevard, Suite 200
Pasadena, CA 91106

Dear Mr. Chow:

SANTA ANITA VILLAGE PROJECT
NEIGHBORHOOD TRAFFIC MANAGEMENT MEASURE
RESIDUAL TRAFFIC IMPACT ANALYSIS (DECEMBER 3, 2008)
TENTATIVE TRACT NO. 68400
ARCADIA AREA

As requested, we have reviewed the above-mentioned analysis for the proposed Santa Anita Village project located at 4241 East Live Oak Avenue in the unincorporated County of Los Angeles area of Arcadia.

The analysis addresses residents' concerns that the proposed driveway located on Mayflower Avenue may generate cut-through traffic on Ashmont Avenue. To minimize project-related traffic from exiting the project site directly onto Ashmont Avenue, the project proposes to construct a channelized island on the project driveway, which will restrict eastbound left-turn and through movements. The analysis concludes this proposed neighborhood traffic management measure will not result in any significant traffic impacts at the study intersections previously evaluated in the February 13, 2007, traffic study.

We generally agree with the analysis that the redistribution of project traffic, as well as, the cumulative traffic generated by the project and other related projects will not have a significant impact to County roadways or intersections in the area.

If you have any further questions regarding the review of this document, please contact Mr. Isaac Wong of our Traffic Studies Section at (626) 300-4796.

Very truly yours,

GAIL FARBER
Director of Public Works

FP
WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

IW:cn
P:\tlpub\WPFILES\FILES\STU\Isaac\EIR\EIR 09015 - Santa Anita Village neighborhood trafffic management measure.DOC

cc: City of Irwindale (Jose Loera)
City of Monrovia (Doug Benash)
Department of Regional Planning (Rudy Silva)

bc: Land Development (Hunter, Wong)

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

September 13, 2007

Mr. David S. Shender
Linscott, Law & Greenspan, Engineers
234 East Colorado Boulevard, Suite 400
Pasadena, CA 91101

Dear Mr. Shender:

SANTA ANITA VILLAGE PROJECT
TRAFFIC IMPACT ANALYSIS REVIEW (FEBRUARY 13, 2007)
TENTATIVE TRACT NO. 68400
ARCADIA AREA

As requested, we have reviewed the above-mentioned document for the Santa Anita Village development located on the west side of Mayflower Avenue generally between Larkfield at Live Oak Avenues in the unincorporated County of Los Angeles area of Arcadia.

The proposed project includes the construction of 334 attached townhouses. The project is estimated to generate approximately 2,422 net new vehicle trips daily, with 158 and 214 net new vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the study that the traffic generated by the project alone, as well as the cumulative traffic generated by the project and other related projects, will not have a significant impact to County roadways or intersections in the area. We also generally agree that the project will not have a significant impact on the Congestion Management Program-monitored intersections, arterials, or freeways in the area.

The project shall submit a 40-foot-scale revised site plan of the project showing access locations in relationship to adjacent intersections and driveways shall be submitted Mr. Matthew Dubiel of our Land Development Review Section for review and approval prior to the issuance of building permits.

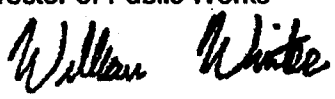
FILE COPY

We recommend the applicant consult with Caltrans as well as the Cities of Irwindale and Monrovia to obtain their concurrence with any potential California Environmental Quality Act impacts within their respective jurisdictions.

If you have any further questions regarding the review of this document, please contact Mr. Todd Liming of our Traffic Studies Section at (626) 300-4826.

Very truly yours,

DONALD L. WOLFE
Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

TML:cn
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cc: Caltrans (Cheryl Powell)
City of Irwindale (Jose Loera)
City of Monrovia (Doug Benash)
Department of Regional Planning (Rudy Silva)

bc: Land Development (Hunter, Wong)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 068400 (Rev.)

TENTATIVE MAP DATED 01-07-2009
EXHIBIT "A" MAP DATED 01-07-2009

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 provide a replacement sewage disposal system for the existing sewer house laterals serving lots fronting Live Oak Avenue and shall provide continuous and uninterrupted sewer service, including but not limited to operation and maintenance of the private sewer house laterals until such time the outlet sewer system is accepted for public use. A bond shall be posted to the satisfaction of Public Works.

2. 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.

3. If necessary, the subdivider shall comply with current sewer easement vacation procedures and shall post a sewer easement vacation bond to the satisfaction of Public Works.

4. If necessary, install off-site sewer house laterals to serve existing lots fronting Live Oak Avenue to the satisfaction of Public Works.

5. Comply with the mitigation measures as identified in the approved sewer area study **(PC 12053AS, dated 12-09-2008)** to the satisfaction of Public Works. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

6. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.

7. 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.

8. Easements are required, subject to review by Public Works to determine the final locations and requirements.

9. Private easements are required and shall be dedicated by separate instruments in favor of existing lots fronting Live Oak Avenue. The separate instruments are subject to review by Public Works to determine the final locations and requirements.

JKO

Prepared by Allen Ma Phone (626) 458-4921 Date Rev. 02-18-2008

tr68400s-rev3(rev'd 02-18-2009)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 68400 (Rev.)

TENTATIVE MAP DATED 01-07-2009
EXHIBIT "A" MAP DATED 01-07-2009

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 required, provide off-site water improvements to bring water to this land division to the satisfaction of Public Works.

4. Easement 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.

5. Submit landscape and irrigation plans for each multi-family/open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Massoud Esfahani Phone (626) 458-4921 Date 02-09-2009
tr68400w-rev3.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

pp - Jodie

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 68400 Map Date January 07, 2009 - Ex. A

C.U.P. _____ Vicinity Map 0166C

☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881–2404.

☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.

☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

☐ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.

☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.

☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.

☐ The Fire Department has no additional requirements for this division of land.

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

By Inspector: Juan C. Padilla Date February 4, 2009

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 68400 Tentative Map Date January 07, 2009 - Ex. A

Revised Report _____

☐ 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 7 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 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: **The current water system is adequate per Fire Flow test perform by Golden State Water Company.**
The required fire hydrants shall be installed and tested or bonded for prior to Final Map clearance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. 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 February 4, 2009

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **68400**	DRP Map Date: **01/07/2009**	SCM Date: **/ /**	Report Date: **10/05/2010**
Park Planning Area # **5**	**ARCADIA ISLANDS**		Map Type: **REV. (REV RECD)**

Total Units **318** = Proposed Units **318** + 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:	**2.23**
IN-LIEU FEES:	**$692,386**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $692,386 in-lieu fees.

Trails:

No trails.

Comments:

*****The In-Lieu Fee has been updated to $692,386 from $686,642 to reflect the fee schedule at the time Map 68400 was advertised for public hearing in September 2010.**

*****Advisory:**

The Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: _____ for

James Barber, Land Acquisition & Development Section

Supv D 5th
October 05, 2010 08:49:06
QMB02F.FRX

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **68400**	DRP Map Date: **01/07/2009**	SMC Date: **/ /**	Report Date: **10/05/2010**
Park Planning Area # **5**	**ARCADIA ISLANDS**		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) Ratio 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.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio 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 **318** = Proposed Units **318** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.37	0.0030	0	0.00
M.F. < 5 Units	4.72	0.0030	0	0.00
M.F. >= 5 Units	**2.34**	**0.0030**	**318**	**2.23**
Mobile Units	1.82	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**2.23**

Park Planning Area = **5 ARCADIA ISLANDS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	2.23	$310,487	**$692,386**

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
2.23	0.00	0.00	2.23	$310,487	**$692,386**

COUNTY OF LOS ANGELES
Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

Land Use Program
Patrick Nejadian, REHS
Chief Environmental Health Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5380 • FAX (626) 813-3016

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

February 4, 2009

RFS No. 09-0001984

Tract Map No. 068400

Vicinity: Los Angeles

Tentative Tract Map Date: January 7, 2009 (3rd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 068400** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by **Golden State Water Company**, a public water company.

2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #15** as proposed.

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

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

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

MITIGATED NEGATIVE DECLARATION

PROJECT NUMBER: TR 068400 (RENVT200700062, RPAT200700002, RZCT200700004, RCUPT200700073).

1. DESCRIPTION:

Application for a tract map to subdivide four parcels into six lots to construct 318 residential units—with a minimum 20 percent reserved for seniors—in the following configuration: 148 units in two four-story buildings and 170 units in 23 three-story buildings. Additionally, applicant proposes a 2,850 square foot (s.f.) club house, a 2,900 s.f. community center, a swimming pool, and a "village green." A zone change from R-A, R-3-P, and C-3 to R-3-DP and a General Plan Amendment to Limited Multi-Residence are also being requested. The current use of the site is a 232-unit mobile home park with 37 spaces occupied. The proposed project will require grading in the amounts of 40,000 cubic yards of cut and 17,000 cubic yards of fill.

2. LOCATION:

4241 East Live Oak Avenue, Arcadia, CA 91006

3. PROPONENT:

Prime Enterprises, LLC.
900 South San Gabriel Boulevard, #200
San Gabriel, CA 91776

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH MODIFICATION AS IDENTIFIED ON THE PROJECT CHANGES/CONDITIONS FORM INCLUDED AS PART OF THE INITIAL STUDY.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS MITAGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: *Anthony Curzi* AC

DATE: *August 3, 2009*

TR068400/RENVT200700062/RPAT200700002/RZCT200700004/RCUPT200700073
Mitigation Monitoring Program

No.	Impact Mitigation	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
Geotechnical					
1	Implement Geotechnical Engineering Investigation – dated 3/14/07, Chapter 7 - Conclusions and Recommendations, and addendums thereof.	Project Applicant	Implement report recommendations	DPW	Permits
Noise					
2	Limit all construction activities near occupied on- and off-site residences to between the hours of 8:00 AM and 6:00 PM and excluded on all Sundays and County-observed holidays.	Project Applicant	Inspection monitoring	DPW Project Applicant	Construction
3	All construction equipment, stationary and mobile, operating on the project site shall be equipped with properly operating and maintained noise buffering muffler system or other noise reducing feature, reducing equipment noise levels to conform to applicable County standards.	Project Applicant	Inspection monitoring	DPW Project Applicant	Construction
4	Implement noise mitigation measures discussed in the Mestre Greve Noise Assessment dated 2/23/07, and summarized as follows: a. Construct a 16-ft. high temporary noise –sound blanket-barrier along the north and west perimeter property lines, and 9-ft. high temporary sound blanket-barrier along the south and east perimeter property lines, or a structure equal to or of greater mitigation. b. On-site loading and staging areas shall be located at least 50 ft. from existing residential dwellings.	Project Applicant	Implement report recommendations	DPW	Plan check
5	Reduce construction equipment emissions by implementing use of a series of measures inclusive of low emission construction equipment, low sulfur fuel, pre-coated/colored materials, and existing power.	Project Applicant	Inspection monitoring	DPW Project Applicant	Construction
6	Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust.	Project Applicant	Inspection monitoring	DPW Project Applicant	Construction
7	Suspend use of all construction equipment operations during applicable smog alerts.	Project Applicant	Inspection monitoring	DPW Project Applicant	Construction
Air Quality					

No.	Impact Mitigation	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
8	Use electricity from power poles when present, practicable, and cost-effective rather than temporary diesel or gasoline-powered generators.	Project Applicant	Plan check	DPW Project Applicant	Plan checking
9	Use methanol- or natural gas-powered mobile equipment instead of diesel if readily available at competitive prices.	Project Applicant	Inspection monitoring	DPW Project Applicant	Permits
10	Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.	Project Applicant	Plan check review	DPW Project Applicant	Plan checking
11	Implement air quality measures – inclusive of ROG measures, as discussed in the Mestre Greve Associates report dated 12/18/08, as follows: a. Use pre-coated, pre-colored and naturally colored building materials, and use of high volume-low pressure sprayers. b. Utilize low emission, tank-less water heaters to reduce natural gas consumption and emissions. c. Utilize built-in, energy-efficient appliances and automated controls for HVAC to reduce energy consumption and emissions. d. Provide shade trees in subject development to reduce building heating/cooling needs as depicted in the landscape plan. e. Install sunlight filtering window coatings, double-paned windows or window treatments to meet or exceed Title 24 Energy requirements. f. Use roof materials that maximize reflection of sunlight and minimize heat gains in buildings, thus reducing dependence on HVAC.	Project Applicant	Implement report recommendations	DRP	Plan checking
Sewer, Traffic, Biota, Drainage and Grading, Relocation.					
12	Provide and implement studies and analysis – Sewer Study, Traffic Study, Biological Assessment, Drainage/Grading and Closure Impact Report, as made a condition of approval.	Project Applicant	Implement report recommendations	DRP and DPW	Permits
Water Conservation					
13	Utilize high-efficiency dual-flush toilets to reduce water consumption.	Project Applicant	Install dual flush toilets	DPW	Permits

Key: DPW = Los Angeles County Department of Public Works. DRP, Los Angeles County Department of Regional Planning

PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION

Project No.: VTTM No. 068400(RPAT200700002/RZCT200700004/RCUP200700073)

The Department of Regional Planning ("DRP") staff has determined that the following mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The Permittee shall deposit the sum of $3,000.00 with the DRP within 30 days of Permit approval in order to defray the cost of reviewing and verifying information contained in reports required by the Mitigation Monitoring Program.

1. Implement Geotechnical Engineering Investigation – dated 3/14/07, Chapter 7 - Conclusions and Recommendations, and addendums thereof.
2. Limit all construction activities near occupied on- and off-site residences to between the hours of 8:00 AM and 6:00 PM and excluded on all Sundays and County-observed holidays.
3. All construction equipment, stationary and mobile, operating on the project site shall be equipped with properly operating and maintained noise buffering muffler system or other noise reducing feature, reducing equipment noise levels to conform to applicable County standards.
4. Implement noise mitigation measures discussed in the Mestre Greve Noise Assessment dated 2/23/07, and summarized as follows:
   a. Construct a 16-ft. high temporary noise –sound blanket-barrier along the north and west perimeter property lines, and 9-ft. high temporary sound blanket-barrier along the south and east perimeter property lines, or a structure equal to or of greater mitigation.
   b. On-site loading and staging areas shall be located at least 50 ft. from existing residential dwellings.
5. Reduce construction equipment emissions by implementing use of a series of measures inclusive of low emission construction equipment, low sulfur fuel, pre-coated/colored materials, and existing power.
6. Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust.
7. Suspend use of all construction equipment operations during applicable smog alerts.
8. Use electricity from power poles when present, practicable, and cost-effective rather than temporary diesel or gasoline-powered generators.
9. Use methanol- or natural gas-powered mobile equipment instead of diesel if readily available at competitive prices.
10. Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.
11. Implement air quality measures – inclusive of ROG measures, as discussed in the Mestre Greve Associates report dated 12/18/08, as follows:
    a. Use pre-coated, pre-colored and naturally colored building materials, and use of high volume-low pressure sprayers.
    b. Utilize low emission, tank-less water heaters to reduce natural gas consumption and emissions.
    c. Utilize built-in, energy-efficient appliances and automated controls for HVAC to reduce energy consumption and emissions.
    d. Provide shade trees in subject development to reduce building heating/cooling needs as depicted in the landscape plan.
    e. Install sunlight filtering window coatings, double-paned windows or window treatments to meet or exceed Title 24 Energy requirements.
    f. Use roof materials that maximize reflection of sunlight and minimize heat gains in buildings, thus reducing dependence on HVAC.
12. Provide and implement studies and analysis – Sewer Study, Traffic Study, Biological Assessment, Drainage/Grading and Closure Impact Report, as made a condition of approval.
13. Utilize high-efficiency dual-flush toilets to reduce water consumption.

As the Applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Planning Commission will be on the project as mitigation measures.

Applicant: Prime Enterprises, LLC — Date 7/22/09

[ ] 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 068400*
CASES: *RENVT200700062*
RCUPT200700073
RPAT200700002
RZCT200700004

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

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *March 8, 2007* Staff Member: *Anthony Curzi*

Thomas Guide: *597-F2* USGS Quad: *El Monte*

Location: *4241 Live Oak Avenue, Arcadia, CA*

Description of Project: *The proposed project is an application for a tract map to subdivide four parcels into six lots to build 318 residential units with a 2,850 square foot(s.f.) club house and a 2,900 s.f. community center. The club house and the community center will require a Conditional Use Permit. The proposed residential units will be built in five phases and consist of 170 townhouse condominium units in 23 three-story buildings and 148 condominium units in two four-story buildings. The current use of the project site is a 232-unit mobile home park with 37 spaces occupied. The proposed project will require grading in the amounts of 40,000 cubic yards (c.y.) of cut and 17,000 c.y. of fill. The applicant is requesting a zone change to R-3-DP and a plan amendment to Limited Multi-Residence. Twenty percent of the units will be affordable for seniors.*

Gross Acres: *12.45*

Environmental Setting: *The proposed project site is located in the unincorporated Los Angeles County community of South Monrovia Islands and is bordered to the south by Live Oak Avenue and to the east by Mayflower Avenue. Land uses within 500 feet consist of single-family residences. There are commercial establishments and one multi-family residence to the south. The project site contains flat and sloping topography to the south and east.*

Zoning: *R-A (Residential Agriculture), R-3-P (Limited Multiple Residence), C-3 (Unlimited Commercial)*

General Plan: *Category 1 (Low Density Residential)*

Community/Area wide Plan: *NA*

Major projects in area:

PROJECT NUMBER	DESCRIPTION & STATUS
TR 061438/CP 04-168	*40 condominium units (pending).*
TR 060123/CP 03-207	*45 condominium units (approved 10/06/04)*
CP 03-165	*Maintain existing golf course (approved 03/17/04).*
CP 01-069	*Repair and storage of construction equipment (approved 06/26/02).*

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
- ☐
- ☐
- ☐
- ☐
- ☐

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☐ State Parks
- ☒ Caltrans District 7
- ☒ Native American Heritage Commission
- ☐

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mtns. Area
- ☒ City of Arcadia
- ☒ City of El Monte
- ☒ City of Monrovia
- ☒ City of Irwindale
- ☒ Monrovia USD
- ☒ Golden State Water Company
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

Regional Significance

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

County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ DPW: T&L, Geotechnical and Materials, Waterworks and Sewer Maintenance, EP.
- ☒ Sheriff's, Fire, Library
- ☒ Parks and Recreation
- ☒ DPH: Environmental Hygiene
- ☐

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	☐	☒		*Liquefaction area.*
	2. Flood	6	☒	☐		
	3. Fire	7	☒	☐		
	4. Noise	8	☐	☒		*Construction noise.*
RESOURCES	1. Water Quality	9	☐	☒		*NPDES requirement.*
	2. Air Quality	10	☐	☒		*Construction/grading, parking structure.*
	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	☒	☐		*Plan Amendment and Zone Change.*
	4. Pop/Hous./Emp./Rec.	24	☒	☐		
	5. Mandatory Findings	25	☐	☒		*Geotechnical, noise, air quality.*

Environmental Finding:

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

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

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

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

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

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

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

Reviewed by: Anthony Curzi Date: 7/22/09

Approved by: Paul McCarthy Date: 7-22-09

☐ 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?
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? *Liquefaction.*
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%? *Grading in the amounts of 40,000 cubic yards of cut and 17,000 cubic yards of fill.*
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?
h.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

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

☐ Lot Size ☐ Project Design ☒ Approval of Geotechnical Report by DPW

Implement Geotechnical Engineering Investigation-dated 3/14/07, Chapter 7-Conclusions and Recomendations. Applicant shall comply with all requirements of Subdivision Committee.

CONCLUSION

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

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	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

Conceptual drainage concept was approved by DPW on July 14, 2008. Applicant shall comply with all requirements of said approval.

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?

STANDARD CODE REQUIREMENTS

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

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

☐ Project Design ☐ Compatible Use

Applicant shall comply with all requirements of the Subdivision Committee.

CONCLUSION

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

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

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)? *Project site is located on heavily-traveled Live Oak Avenue. Parking lots and other industrial uses including an auto repair shop are adjacent to the project site to the south.*
b.	☒	☐	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *There is a library 500 feet to the southwest of the project site.*
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? *The project will utilize parking lots and a parking structure.*
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? *Noise from project grading and construction.*
e.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

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

☐ Lot Size ☐ Project Design ☐ Compatible Use

Comply with noise mitigation measures.

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?
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**

Applicant shall comply with all requirements of the Subdivision Committee.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, 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?
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?
d.	☐	☐	☒	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? *Grading may create dust.*
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)? *The proposed project has the potential to contribute to a cumulative net increase in air quality impacts.*
h.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

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

☐ Project Design ☐ Air Quality Report

AQMD had no comments on project. Implement mitigation measures in MMP.

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?
				Project site is approximately one mile from Santa Fe Dam SEA.
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
				Project site is fully developed and does not contain natural habitat areas.
c.	☐	☒	☐	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	☐	☒	☐	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**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ ERB/SEATAC Review ☐ Oak Tree Permit

CONCLUSION

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

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

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	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?
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?
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

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? *Proposed project is not near a 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? *Two four story buildings with a maximum height of 66 feet proposed.*
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

CONCLUSION

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

☐ Potentially Significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)? *318 residential units are proposed.*
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions?
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions? *716 parking spaces and a two-level subterranean parking structure are proposed.*
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	☐	☒	☐	Other factors?

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

☐ Project Design ☒ Traffic Report ☒ Consultation with Traffic & Lighting Division

Traffic and Lighting concluded proposed project does not require additional studies per City of Arcadia's guidelines.

CONCLUSION

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

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

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
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**

Applicant shall comply with all requirements of the Subdivision Committee.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **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? *318 residential units could create capacity problems.*
b.	☐	☐	☒	Could the project create capacity problems at individual schools that will serve the project site? *318 residential units could create capacity problems.*
c.	☒	☒	☐	Could the project create student transportation problems?
d.	☐	☐	☒	Could the project create substantial library impacts due to increased population and demand? *Possible increase in library use.*
e.	☐	☒	☐	Other factors?

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

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

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?
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☒	☐	Other factors?

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

☐ Fire Mitigation Fee

Nearest County Fire station 2.3 miles away at 5946 N. Kaufman Avenue, Temple City, CA.

Nearest Sheriff's station is 3.9 miles away at 8838 Las Tunas Drive, Temple City, CA.

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)? *Solid waste generated by demolition/construction and operation of proposed project.*
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

Applicant shall comply with county requirements regarding waste disposal.

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?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
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?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
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? *Potential landfill within 1000 feet.*

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

☐ **OTHER CONSIDERATIONS**

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?
				Plan Amendment to Limited Multi-Residence.
b.	☒	☐	☐	Can the project be found to be inconsistent with the zoning designation of the subject property?
				Zone Change to R-3-DP.
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☒	☐		Hillside Management Criteria?
	☒	☐		SEA Conformance Criteria?
	☒	☐		Other?
d.	☒	☐		Would the project physically divide an established community?
e.	☒	☐		Other factors?

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

Approved plan amendment and zone change will allow proposed project to be consistent with plan designation and zoning.

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)? *The project site and its surrounding area are urbanized and developed.*
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
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. *Traffic, water quality, visual, utilities.*
c.	☒	☐	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? *Geotechnical, noise, air quality.*

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

ADDITIONAL ITEMS RECEIVED
AFTER THE REGIONAL PLANNING COMMISSION
HEARING ON OCTOBER 20, 2010

1. PUBLIC WORKS LETTER DATED 3-28-11
2. TRAFFIC STUDY ADDENDUM DATED 1-3-11
3. PUBLIC WORKS LETTER DATED 12-13-10
4. RESIDENT CORRESPONDENCE DATED 11-17-10
5. RESIDENT CORRESPONDENCE DATED 10-20-10
6. REGIONAL PLANNING LETTER DATED 10-19-10

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

MAR 31 2011

IN REPLY PLEASE
REFER TO FILE: LD-3
A3580

March 28, 2011

Mr. Richard Smith and
Ms. Karlyne Smith
2952 Ashmont Avenue
Arcadia, CA 91006

Dear Mr. and Ms. Smith:

TRAFFIC MANAGEMENT FOR TRACT NO. 068400-(5)
SANTA ANITA VILLAGE–4241 EAST LIVE OAK AVENUE, ARCADIA

Mayor Michael D. Antonovich asked that we look into your concerns regarding traffic management for Project No. TR068400-(5) and respond directly back to you. Public Works staff also received your e-mail dated February 16, 2011, in which you noted in more detail your concerns.

Since our last correspondence of December 13, 2010, to you, the applicant's consultant has augmented their traffic study by conducting a supplemental analysis of the site access from Live Oak Avenue. The analysis evaluated the unrestricted use of the driveway from Live Oak Avenue and came up with revised forecasted trips. With the unrestricted use of the driveway from Live Oak Avenue, 45 percent of the inbound trips and 27 percent of the outbound trips will be diverted away from the Mayflower Avenue entrance. The supplemental study has been reviewed by Public Works' Traffic and Lighting Division and they concurred with the consultant's conclusion. We expect that the project will be redesigned to make full use of the driveway from Live Oak Avenue.

Regarding your concerns over local and cut through traffic, note that the consultant's Traffic Impact Analysis Study did take into account existing local traffic counts and patterns. With regard to the construction traffic, we have discussed this issue with the developer, and we will be requiring the majority of construction traffic, including heavy vehicles, to utilize the Live Oak Avenue entrance.

We have been in contact with Mr. Steven Zuckerman, the developer of the proposed subdivision, to help coordinate a meeting between you, Public Works, and the developer so we can further discuss your concerns. We understand that Mr. Zuckerman has already made contact with you and that a meeting will be scheduled very soon.

If you have any further concerns or questions, please contact Mr. Andy Narag of our Land Development Division at (626) 458-4921 or anarag@dpw.lacounty.gov.

Very truly yours,

GAIL FARBER
Director of Public Works

Dennis Hunter

DENNIS HUNTER, PLS PE
Deputy Director

AN:ca
P:\ldpub\ADMIN\AMEMOS\2011\A3580-Traffic Management for Project TR068400-(5).doc

cc: Mayor Michael D. Antonovich (Edel Vizcarra)
Department of Regional Planning (Jodie Sackett, Susie Tae) ✓

A3580
LDD

From: Richard & Karlyne [mailto:richkar@charter.net]
Sent: Wednesday, February 16, 2011 2:03 PM
To: anarag@dpw.lacounty.gov
Cc: jsackett@planning.lacounty.gov; pnovac@lacbos.org
Subject: Project: TR068400-(5)

Mr. Narag

Attached is my letter in reply of your letter dated 12/13/2010.

Document written in Microsoft Word 2000
Scanned by Norton 360 Anti-Virus

February 16, 2011

County of Los Angeles
Department of Public Works
900 So. Fremont Ave.
Alhambra, Ca. 91803-1331

Project: TR068400-(5)
Location: 4241 East Live Oak Ave. Arcadia, Ca.

Dear Mr. Andy Narag

Thank you for your response to our concerns regarding the above project. We are aware that your department is using the consultants "developed neighborhood traffic management measure" or formula, to evaluate traffic patterns in and out of this project. With the reduction of only16 units, they certainly have over reduced the number of vehicles coming and going during peaks hours.
From 158 outbound to just 78
From 214 inbound to just 41
There are assuming that the vast majority of the trips will thereby use the Live Oak entrance and exit. By there own calculations, with most of the traffic using Live Oak, it only makes sense this is where the main entrance should be, not on Mayflower Ave.

Keep in mind that these figures only deal with vehicles that reside within the project. What has not been dealt with, is all the traffic within our neighborhood and also all the cut though traffic north of Longden Ave and those that cut through from Myrtle Ave. that converge onto Mayflower Ave. going towards Live Oak Ave.

There is also the matter of heavy construction vehicles and equipment entering and leaving the project. Which entrance are they going to use? It has always been assumed the Mayflower entrance would be used. The street is posted 25 MPH and has a 3 ton weight limit, as does Longden Ave. If this entrance is used, who will repair the road bed? We don't feel that our tax money should be used for this. This is a private project, not a public one. Has this been addressed? We saw nothing addressing this in the project documents.

We might also add that your letter was dated 12/13/2010 and today is February 16, 2011, we have yet to hear from the applicant's consultant.

Thank you,

Richard & Karlyne Smith
2952 Ashmont Ave
Arcadia, Ca 91006
626-446-1380
richkar@charter.net

CC

Mayor Michael D. Antonovich Office (Mr. Paul Novac pnovac@lacbos.org)
Dept. of Regional Planning (Mr. Jodie Sackett jsackett@planning.lacounty.gov)

MEMORANDUM

To:	Andy Narag Land Development Division L.A. County Department of Public Works	Date:	January 3, 2011
From:	David S. Shender, P.E. Linscott, Law & Greenspan, Engineers	LLG Ref:	1-063656-1
Subject:	**Traffic Study Addendum** **Santa Anita Village Project (VTTM 068400)**		

This traffic study addendum has been prepared by Linscott, Law & Greenspan, Engineers (LLG) for the Santa Anita Village project (also known as Vesting Tentative Tract Map 068400) located northwest of the Mayflower Avenue/Live Oak Avenue intersection in unincorporated Los Angeles County near the City of Arcadia.

LLG prepared a traffic study for the project dated February 13, 2007 (the "traffic study"), which was approved by the County's Traffic and Lighting Division (approval letter dated September 13, 2007). The traffic study evaluated the project[1] assuming the primary site ingress and egress via the main driveway on Mayflower Avenue. The site's driveway on Live Oak Avenue was assumed to secondarily accommodate egress movements only, with right-turns only exiting the driveway (i.e., no left-turns onto Live Oak Avenue were assumed).

Subsequent to the preparation of the traffic study and approval thereof by L.A. County Traffic and Lighting, we understand there is an interest to reduce the number of project-related trips utilizing the Mayflower Avenue driveway by directing additional traffic to the Live Oak Avenue driveway. This would be accomplished by permitting additional traffic movements at the Live Oak Avenue driveway beyond the right-turn only egress movements assumed in the traffic study. Specifically, this traffic study addendum evaluates the potential traffic effects associated with the following:

A. Access Alternative A. Allowing project-related inbound trips to enter the site via a right-turn from westbound Live Oak Avenue (in addition to the previously considered right-turn egress movements); or

B. Access Alternative B. Allowing both left-turn and right-turn ingress and egress traffic movements at the project's Live Oak Avenue driveway (i.e., all traffic movements permitted).

[1] It is noted that the traffic study evaluated the potential impacts associated with the development of 334 multi-family units. We understand the project currently proposes to develop 318 multi-family residential units. Thus, the traffic effects of the project will be less than what was forecast in the traffic study.

LINSCOTT LAW & GREENSPAN engineers

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Accordingly, this traffic study addendum evaluates the potential effects associated with the two alternative site access scenarios. The addendum also review the potential changes to the site plan required to accommodate either access scenario.

Project Trip Distribution

Table 6-1 of the traffic study notes that project (i.e., 334 units evaluated in the traffic study) was forecast to generate 2,672 vehicle trips (i.e., 1,336 trips inbound, 1,336 trips outbound) over a 24-hour period on a typical weekday. Figure 7-1 from the traffic study provides the previously considered assignment of project-related trips. As noted in the figure, 100% of ingress trips and 83% of egress trips were forecast to utilize the site's Mayflower Avenue driveway. The Live Oak Avenue driveway was forecast to accommodate 17% of egress trips (right-turns only onto westbound Live Oak Avenue. Thus, when applied to the daily trip generation forecast, 1,336 trips daily would enter via the site's Mayflower Avenue driveway. Similarly, 1,109 project-related trips would exit directly onto Mayflower Avenue and 227 project-related trips would exit directly onto Live Oak Avenue.

Figures 7-1A and 7-1B have been prepared to illustrate the potential project-related trip assignment patterns assuming implementation Access Alternative A and Access Alternative B, respectively. Specifically, Figure 7-1A assumes the Live Oak Avenue driveway would accommodate right-turn ingress and right-turn egress. Similarly, Figure 7-1B assumes the Live Oak Avenue driveway would accommodate all traffic movements (i.e., left-turn and right-turn ingress and egress movements). It is noted that in each access scenario, it is assumed that the Mayflower Avenue driveway would be used by both residents and visitors to the project (i.e., based on the location of the call box at the Mayflower access location) and the Live Oak Avenue driveway would primarily be used by residents only.

For comparison purposes, the table below provides the forecast 24-hour traffic volumes at the two site driveways under the three access scenarios (i.e., the project as originally proposed, as well as the two access alternatives). The volumes were derived by applying the project's trip generation calculation provided in Table 6-1 of the traffic study to the project driveway trip distribution forecast provided in Figure 7-1 (contained in the traffic study), as well as Figures 7-1A and 7-1B developed for Access Alternative A and Access Alternative B, respectively.

Forecast Driveway Traffic Volumes

Live Oak Avenue Access Scenario	Mayflower Ave Driveway Volumes (24-Hour)	Live Oak Ave Driveway Volumes (24-Hour)
Traffic Study Right-Turn Egress Only (Figure 7-1)	Entry: 1,336 trips Exit: 1,109 trips	Entry: 0 trips Exit: 227 trips
Access Alternative A Right-Turn Ingress and Egress (Figure 7-1A)	Entry: 1,002 trips Exit: 1,109 trips	Entry: 334 trips Exit: 227 trips
Access Alternative B All Traffic Movements (Figure 7-1B)	Entry: 735 trips Exit: 975 trips	Entry: 601 trips Exit: 361 trips

As shown in the table above, the access scenario evaluated in the traffic study (i.e., right-turn egress only from the Live Oak Avenue driveway) results in 2,445 daily trips (1,336 inbound, 1,109 outbound) using the Mayflower Avenue driveway. Under Access Alternative A (right-turn ingress and right-turn egress at the Live Oak Avenue driveway), the forecast 24-hour traffic volumes at the Mayflower Avenue driveway are reduced to 2,111 daily trips (1,002 inbound, 1,109 outbound). For Access Alternative B (left-turn and right-turn ingress and egress movements at the Live Oak Avenue driveway), the forecast 24-hour traffic volumes at the Mayflower Avenue driveway are further reduced to 1,710 daily trips (735 inbound, 975 outbound). Thus, while both alternative access schemes would reduce project-related trips at the Mayflower Avenue driveway, Access Alternative B would be most effective in terms of shifting project-related traffic to Live Oak Avenue.

Traffic Analysis

The traffic analysis provided in the approved traffic study was updated to evaluate the potential traffic impacts associated with the two access alternatives. The purpose of the analysis is to confirm that implementation of either of the access alternatives would not change the findings from the approved traffic study previously prepared for the project. It is noted that the approved traffic study concluded that the project would cause incremental, but not significant traffic impacts at the off-site intersections evaluated in the report.

In review of Figures 7-1A and 7-1B attached, as compared to Figure 7-1 in the approved traffic study, implementation of either Access Alternative A or Access Alternative B would cause some shifting in the forecast assignment of project-related trips as compared to what was evaluated in the approved traffic study. Specifically, the assignment of project-related traffic would change at the following four study intersections[2] with implementation of either access alternative:

3. Mayflower Avenue/Longden Avenue (County of Los Angeles)
4. Mayflower Avenue/Live Oak Avenue (County of Los Angeles)
9. Myrtle Avenue-Peck Road/Live Oak Avenue (County of Los Angeles)
8. Myrtle Avenue/Longden Avenue (City of Irwindale)

The Level of Service calculations were updated for each the four study intersections assuming implementation of either Access Alternative A or Access Alternative B. It is noted that study intersection Nos. 3, 4 and 9 were evaluated using the County of Los Angeles traffic analysis methodology and thresholds of significance while study intersection No. 8 was evaluated based on the City of Irwindale traffic analysis methodology and thresholds of significance.

Corresponding to Table 10-1 in the approved traffic study, Tables 10-1A and 10-1B attached provide the summary of the traffic analysis prepared for the three affected County of Los Angeles intersections assuming implementation of Access Alternative A and Access Alternative B, respectively. Similarly, corresponding to Table 12-1 in the approved traffic study, Tables 12-1A and 12-1B attached provide the summary of the traffic analysis prepared for the one affected City of Irwindale study intersection assuming implementation of Access Alternative A and Access Alternative B, respectively. In review of Tables 10-1A and 10-1B, as well as Tables 12-1A and 12-1B, it is concluded that with implementation of either Access Alternative A or Access Alternative B, the relative traffic impacts due to the project at the four analyzed intersections would be less than significant. Thus, no traffic mitigation measures are required or recommended at the off-site intersections. It is noted that this conclusion regarding the relative effects of the project at the off-site intersections, even with implementation of the access alternatives, is consistent with the finding provided in the approved traffic study.

[2] The intersection numbering corresponds to the labeling provided in the approved traffic study. The primary jurisdiction of each study intersection is noted in parentheses.

Live Oak Avenue Drive Site Access Design Considerations

The project's Live Oak Avenue driveway is located on the north side of Live Oak Avenue between the signalized intersections of Mayflower Avenue to the east and 10th Avenue to the west. There are no driveways on the south side of Live Oak Avenue across from the proposed driveway. The proposed driveway is in close proximity to the existing driveway serving the prior residential use on the project site, which accommodated both left-turn and right-turn ingress and egress movements.

See attached Figure A for the depiction of the proposed project driveway location within the current configuration of Live Oak Avenue. As shown on Figure A, in the area of the proposed driveway, Live Oak Avenue currently provides two through travel lanes in each direction, separated by a center two-way left-turn lane. The two-way left-turn lane would safely accommodate left-turn movements into the project driveway from eastbound Live Oak Avenue. The two-way left-turn can also function as a temporary reservoir area for vehicles making left-turn exiting movements onto eastbound Live Oak Avenue from the project driveway.

The westbound "curb" lane on Live Oak Avenue is approximately 19 feet in width. Thus, vehicles approaching the project driveway along westbound Live Oak Avenue will be able to pull close to the curb and out of the through traffic flow to slow down and turn right into the driveway. Curbside parking along the north side of Live Oak Avenue east of the driveway can be prohibited (e.g., for approximately 50 feet in length) to ensure that this curb space remains open for vehicles turning right into the driveway. The proposed curbside parking prohibition would also enhance motorist sight distance for vehicles entering and exiting the driveway.

As shown on Figure A, the project's Live Oak Avenue driveway is proposed to be 30 feet in width. This is sufficient to accommodate both entry and exit traffic, and thus no changes to this design are proposed.

As previously noted, the proposed residential project is gated, with the Live Oak Avenue driveway proposed to accommodate resident traffic only (i.e., the visitor call box would be located at the project's Mayflower Avenue driveway). It is recommended that the gate at the Live Oak Avenue driveway be set back a minimum of 40 feet from the property line. This storage length would accommodate two queued vehicles on-site and would be sufficient so as to ensure that inbound vehicles waiting for the gate to open would not block the sidewalk on Live Oak Avenue, or otherwise queue into the street. The 40-foot queue length would be sufficient whether the Live Oak Avenue driveway accommodated right-turn entry movements, or left-turn and right-turn entry movements.

In summary, the project's Live Oak Avenue driveway can adequately accommodate either right-turn in/right-turn out movements, or full left-turn and right-turn ingress and egress movements based on the following:

- The proposed project driveway is in close proximity to the existing driveway (to be removed) on Live Oak Avenue which accommodated left-turn and right-turn ingress and egress movements, and therefore would not represent a substantial change in terms of traffic activity at this location.

- The configuration of Live Oak Avenue, with a center two-way left-turn and a wide curb lane, allows for vehicles to safely turn left and right to and from the project site.

- The proximity of the existing signalized intersections east and west of the project driveway creates regular gaps in the eastbound and westbound Live Oak Avenue through traffic flow, thereby facilitating turning movements to and from the project driveway.

- Driveway design features as recommended herein for the proposed project driveway would preclude project-related vehicles from queuing onto Live Oak Avenue.

It is noted that use of the Live Oak Avenue driveway by project residents would be optional, and that motorists more comfortable with accessing Live Oak Avenue via the signalized Mayflower Avenue intersection would be able to do so via the project's Mayflower Avenue driveway.

Summary

This traffic study addendum has been prepared for the Santa Anita Village project (also known as Vesting Tentative Tract Map 068400) located northwest of the Mayflower Avenue/Live Oak Avenue intersection in unincorporated Los Angeles County near the City of Arcadia. The approved traffic study for the project assumed the primary site ingress and egress via the main driveway on Mayflower Avenue, with the project driveway on Live Oak Avenue assumed to secondarily accommodate egress movements only, with right-turns only exiting the driveway (i.e., no left-turns onto Live Oak Avenue were assumed).

Subsequent to the preparation of the traffic study and approval thereof by L.A. County Traffic and Lighting, we understand there is an interest to reduce the number of project-related trips utilizing the Mayflower Avenue driveway by directing

additional traffic to the Live Oak Avenue driveway. This would be accomplished by permitting additional traffic movements at the Live Oak Avenue driveway beyond the right-turn only egress movements assumed in the traffic study. Specifically, this traffic study addendum evaluates the potential traffic effects associated with the following:

A. Access Alternative A. Allowing project-related inbound trips to enter the site via a right-turn from westbound Live Oak Avenue (in addition to the previously considered right-turn egress movements); or

B. Access Alternative B. Allowing both left-turn and right-turn ingress and egress traffic movements at the project's Live Oak Avenue driveway (i.e., all traffic movements permitted).

The following provides a summary of the key findings of this traffic study addendum:

- Implementation of either access alternative (Access Alternative A or Access Alternative B) for the project would be feasible and would not cause new or unanticipated significant traffic impacts related to site access or operations at the nearby study intersections.

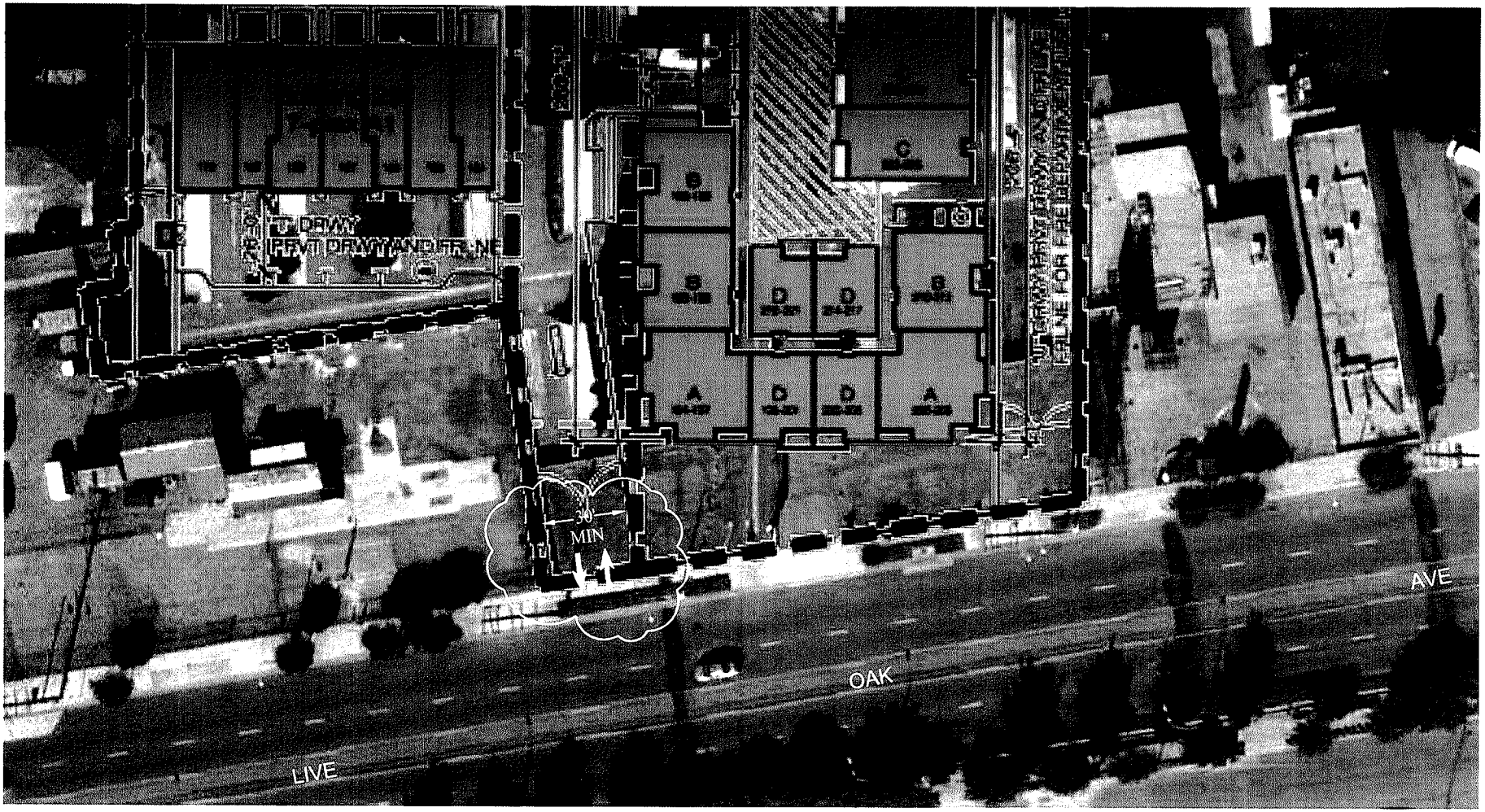
- In the approved traffic study, the Live Oak Avenue driveway was assumed to accommodate approximately 17% of the project-related exit traffic (no entry traffic). Implementation of Access Alternative A would shift approximately 25% of the project-related inbound trips to the Live Oak Avenue driveway. Similarly, implementation of Access Alternative B would result a forecast of 45% and 27% of the project's entry and exit traffic respectively utilizing the Live Oak Avenue driveway.

- Implementation of either access alternative would not change the findings provided in the approved traffic study with respect to potential traffic impacts at the nearby study intersections. The project-related traffic impacts due to the project would continue to be less than significant.

- As summarized herein, the existing configuration of Live Oak Avenue, in combination with driveway design features recommended herein would safely accommodate left-turn and right-turn ingress and egress movements related to a project driveway at this location. It is noted that all project residents would continue to have the option to utilize the project's Mayflower Avenue driveway based on personal preference related to accessing Live Oak Avenue.

Please let us know if there are any questions or comments regarding the traffic study addendum prepared for the Santa Anita Village project.

cc: Steve Zuckerman
File



NOT TO SCALE

MAP SOURCE: GOOGLE EARTH

FIGURE A
LIVE OAK AVENUE SITE ACCESS

LINSCOTT, LAW & GREENSPAN, engineers

SANTA ANITA VILLAGE PROJECT

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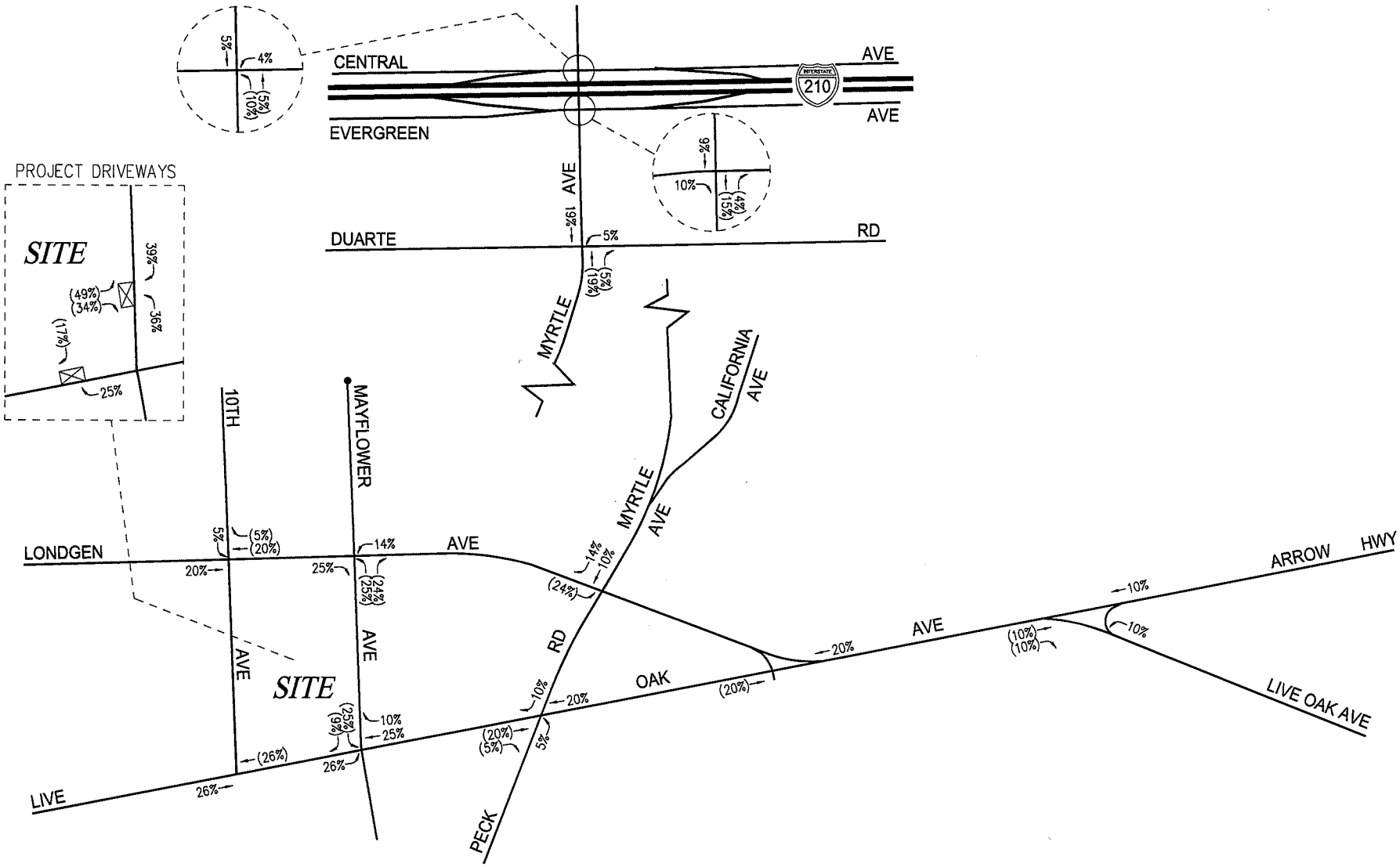

XX = INBOUND PERCENTAGES
(XX) = OUTBOUND PERCENTAGES

NOT TO SCALE

FIGURE 7-1A
PROJECT TRIP DISTRIBUTION

LIVE OAK DRIVEWAY: RIGHT-TURNS IN/RIGHT-TURNS OUT

SANTA ANITA VILLAGE PROJECT

LINSCOTT, LAW & GREENSPAN, engineers

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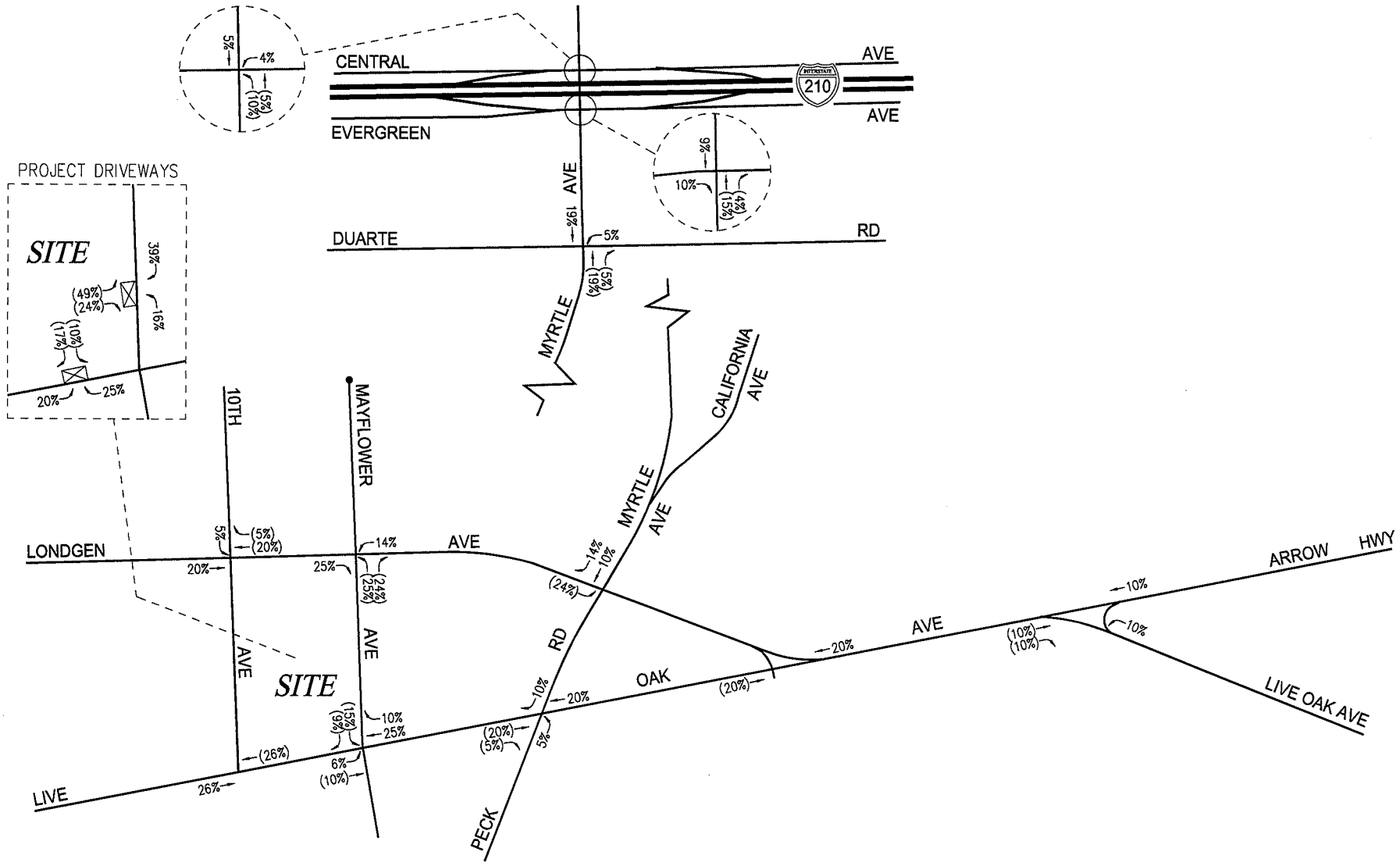

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XX = INBOUND PERCENTAGES
(XX) = OUTBOUND PERCENTAGES

FIGURE 7-1B
PROJECT TRIP DISTRIBUTION

LIVE OAK DRIVEWAY: ALL LEFT-TURN AND RIGHT-TURN MOVEMENTS

LINSCOTT, LAW & GREENSPAN, engineers

SANTA ANITA VILLAGE PROJECT

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Table 10-1A
SUMMARY OF VOLUME TO CAPACITY RATIOS and LEVELS OF SERVICE
AM AND PM PEAK HOURS
COUNTY OF LOS ANGELES STUDY INTERSECTIONS
LIVE OAK DRIVEWAY: RIGHT-TURNS IN/RIGHT-TURNS OUT

			[1]		[2]		[3]				[4]			
NO.	INTERSECTION	PEAK HOUR	YEAR 2006 EXISTING V/C	LOS	YEAR 2009 W/ AMBIENT GROWTH V/C	LOS	YEAR 2009 W/ PROPOSED PROJECT V/C	LOS	CHANGE V/C [(3)-(2)]	SIGNIF. IMPACT	YEAR 2009 W/ RELATED PROJECTS V/C	LOS	CHANGE V/C [(5)-(2)]	SIGNIF. IMPACT
3	Mayflower Avenue/ Longden Avenue	AM	0.591	A	0.603	B	0.648	B	0.045	NO	0.651	B	0.048	NO
		PM	0.495	A	0.505	A	0.562	A	0.057	NO	0.566	A	0.061	NO
4	Mayflower Avenue/ Live Oak Avenue	AM	0.571	A	0.584	A	0.597	A	0.013	NO	0.604	B	0.020	NO
		PM	0.550	A	0.563	A	0.575	A	0.012	NO	0.580	A	0.017	NO
9	Myrtle Avenue-Peck Road/ Live Oak Avenue	AM	0.701	C	0.718	C	0.719	C	0.001	NO	0.730	C	0.012	NO
		PM	0.800	C	0.819	D	0.828	D	0.009	NO	0.832	D	0.013	NO

[a] According to the County of Los Angeles Department of Public Works' "Traffic Impact Analysis Report Guidelines, " January 1, 1997, Page 6:
"an impact is considered significant if the project related increase in the volume-to-capacity ratio (v/c) equals or exceeds the thresholds shown below:

Level of Service	Pre-Project ICU	Project-Related Increase in V/C
C	> 0.700 - 0.800	equal to or greater than 0.040
D	> 0.800 - 0.900	equal to or greater than 0.020
E/F	> 0.900	equal to or greater than 0.010

Table 10-1B
SUMMARY OF VOLUME TO CAPACITY RATIOS and LEVELS OF SERVICE
AM AND PM PEAK HOURS
COUNTY OF LOS ANGELES STUDY INTERSECTIONS
LIVE OAK DRIVEWAY: ALL LEFT-TURN AND RIGHT-TURN MOVEMENTS

			[1]		[2]		[3]				[4]			
NO.	INTERSECTION	PEAK HOUR	YEAR 2006 EXISTING V/C	LOS	YEAR 2009 W/ AMBIENT GROWTH V/C	LOS	YEAR 2009 W/ PROPOSED PROJECT V/C	LOS	CHANGE V/C [(3)-(2)]	SIGNIF. IMPACT	YEAR 2009 W/ RELATED PROJECTS V/C	LOS	CHANGE V/C [(5)-(2)]	SIGNIF. IMPACT
3	Mayflower Avenue/ Longden Avenue	AM	0.591	A	0.603	B	0.648	B	0.045	NO	0.651	B	0.048	NO
		PM	0.495	A	0.505	A	0.562	A	0.057	NO	0.566	A	0.061	NO
4	Mayflower Avenue/ Live Oak Avenue	AM	0.571	A	0.584	A	0.595	A	0.011	NO	0.602	B	0.018	NO
		PM	0.550	A	0.563	A	0.572	A	0.009	NO	0.577	A	0.014	NO
9	Myrtle Avenue-Peck Road/ Live Oak Avenue	AM	0.701	C	0.718	C	0.719	C	0.001	NO	0.730	C	0.012	NO
		PM	0.800	C	0.819	D	0.828	D	0.009	NO	0.832	D	0.013	NO

[a] According to the County of Los Angeles Department of Public Works' "Traffic Impact Analysis Report Guidelines, " January 1, 1997, Page 6:
"an impact is considered significant if the project related increase in the volume-to-capacity ratio (v/c) equals or exceeds the thresholds shown below:

Level of Service	Pre-Project ICU	Project-Related Increase in V/C
C	> 0.700 - 0.800	equal to or greater than 0.040
D	> 0.800 - 0.900	equal to or greater than 0.020
E/F	> 0.900	equal to or greater than 0.010

Table 12-1A
SUMMARY OF VOLUME TO CAPACITY RATIOS, DELAY AND LEVELS OF SERVICE
AM AND PM PEAK HOURS
CITY OF IRWINDALE STUDY INTERSECTIONS
LIVE OAK DRIVEWAY: RIGHT-TURNS IN/RIGHT-TURNS OUT

27-Dec-2010

NO.	INTERSECTION	PEAK HOUR	[1] EXISTING V/C	[1] EXISTING DELAY	[1] EXISTING LOS	[2] EXISTING WITH PROJECT V/C	[2] EXISTING WITH PROJECT DELAY	[2] EXISTING WITH PROJECT LOS	CHANGE in Delay [(2)-(1)]	SIGNIF. IMPACT	[3] YEAR 2009 FUTURE WITHOUT PROJECT V/C	[3] YEAR 2009 FUTURE WITHOUT PROJECT DELAY	[3] YEAR 2009 FUTURE WITHOUT PROJECT LOS	[4] YEAR 2009 FUTURE WITH PROJECT V/C	[4] YEAR 2009 FUTURE WITH PROJECT DELAY	[4] YEAR 2009 FUTURE WITH PROJECT LOS	CHANGE in Delay [(4)-(3)]	SIGNIF. IMPACT
8	Myrtle Avenue/ Longden Avenue	AM	0.80	17.8	B	0.80	17.8	B	0.0	NO	0.89	19.9	B	0.89	20.0	B	0.1	NO
		PM	0.99	21.9	C	1.02	23.5	C	1.6	NO	1.08	27.3	C	1.10	29.3	C	2.0	NO

Note
V/C = Volume-to-Capacity Ratio
Delay = Average motorist delay measured in seconds per vehicle
LOS = Level of Service

Table 12-1B
SUMMARY OF VOLUME TO CAPACITY RATIOS, DELAY AND LEVELS OF SERVICE
AM AND PM PEAK HOURS
CITY OF IRWINDALE STUDY INTERSECTIONS
LIVE OAK DRIVEWAY: ALL LEFT-TURN AND RIGHT-TURN MOVEMENTS

27-Dec-2010

NO.	INTERSECTION	PEAK HOUR	[1] EXISTING V/C	[1] EXISTING DELAY	[1] EXISTING LOS	[2] EXISTING WITH PROJECT V/C	[2] EXISTING WITH PROJECT DELAY	[2] EXISTING WITH PROJECT LOS	CHANGE in Delay [(2)-(1)]	SIGNIF. IMPACT	[3] YEAR 2009 FUTURE WITHOUT PROJECT V/C	[3] YEAR 2009 FUTURE WITHOUT PROJECT DELAY	[3] YEAR 2009 FUTURE WITHOUT PROJECT LOS	[4] YEAR 2009 FUTURE WITH PROJECT V/C	[4] YEAR 2009 FUTURE WITH PROJECT DELAY	[4] YEAR 2009 FUTURE WITH PROJECT LOS	CHANGE in Delay [(4)-(3)]	SIGNIF. IMPACT
8	Myrtle Avenue/	AM	0.80	17.8	B	0.80	17.8	B	0.0	NO	0.89	19.9	B	0.89	20.0	B	0.1	NO
	Longden Avenue	PM	0.99	21.9	C	1.02	23.5	C	1.6	NO	1.08	27.3	C	1.10	29.3	C	2.0	NO

Note
V/C = Volume-to-Capacity Ratio
Delay = Average motorist delay measured in seconds per vehicle
LOS = Level of Service

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

DEC 15 2010

December 13, 2010

IN REPLY PLEASE
REFER TO FILE: LD-0
A3496

Mr. Richard Smith and
Ms. Karlyne Smith
2952 Ashmont Avenue
Arcadia, CA 91006

Dear Mr. and Ms. Smith:

APPLICATION FOR A PROPOSED 318-UNIT MULTI-FAMILY SUBDIVISION LOCATED AT 4241 EAST LIVE OAK AVENUE, ARCADIA TRACT NO. 068400-(5) (SANTA ANITA VILLAGE)

Mayor Michael D. Antonovich asked that we look into your concerns regarding the proposed project and respond directly back to you. Public Works' staff has reviewed your September 16, 2010, e-mail and the October 19, 2010, response provided by the Department of Regional Planning and generally concurs with Regional Planning's conclusions.

You expressed concern over possible congestion along Mayflower Avenue due to the location of the proposed main entrance for Tract No. 068400 at Mayflower Avenue and Ashmont Avenue. To address your concerns, the applicant's traffic consultants prepared a follow-up traffic analysis (December 2008) after meeting with various Ashmont Avenue residents to study cut-through traffic on Ashmont Avenue as well as concerns that the driveway location may induce more traffic. As a result, the consultant developed a neighborhood traffic management measure that requires the construction of a channelized island to restrict eastbound left turns and through movements at the Mayflower access.

The study analyzed the impact of restricting all traffic exiting the project driveway (located along Mayflower Avenue) to right turn only movements. The study estimated 78 vehicles will exit the Mayflower driveway during the a.m. peak hour and 41 vehicles will exit during the p.m. peak hour. The remaining outbound trips are forecasted to exit from the Live Oak Avenue driveway. The study concluded the redesigned project access will not have a significant impact at study intersections, previously evaluated in the applicant's February 2007 traffic study.

Please note that the December 2008 study estimated new trip generation figures during the peak hours (due to the change in the project's scope) from 334 residential units to 318 units. Consequently, the project is estimated to generate 150 net new vehicle trips (15 inbound trips and 135 outbound trips) during the a.m. peak hour and 202 net new vehicle trips (130 inbound trips and 72 outbound trips) during the p.m. peak hour.

Although the study did not specifically analyze the intersection of Mayflower Avenue at Ashmont Avenue, we do not expect the project's redesigned access to have a significant impact at this intersection. However, to further address your concerns, we have contacted the applicant and reopened the discussion involving access. We do not expect that this will lead to a redesign of the main entrance at Mayflower Avenue, but may result in allowing ingress at the Live Oak Avenue driveway for better distribution of traffic. The applicant's consultant will contact you shortly to discuss the proposed revisions.

If you have any questions, please contact Mr. Andy Narag at (626) 458-4921 or anarag@dpw.lacounty.gov.

Very truly yours,

GAIL FARBER
Director of Public Works

Dennis Hunter

DENNIS HUNTER, PLS PE
Deputy Director

PC:la
P:\ldpub\ADMIN\AMEMOS\2010\A3496-Santa Anita Village Driveway (Richard & Karlyne Smith).doc

cc: Mayor Michael D. Antonovich (Paul Novak)
Department of Regional Planning (Jodie Sackett) ✓

Sackett, Jodie

From: Alex Muniz [amuniz3@yahoo.com]
Sent: Wednesday, November 17, 2010 1:56 PM
To: fifthdistrict@lacbos.org
Cc: Sackett, Jodie
Subject: Project #TR068400-(5)

Re: Project No. TR068400-(5)

County Supervisor Antonovich:

I am a homeowner at 2845 Ashmont Ave, Arcadia Area, 91006-5517.
I write regarding the townhome/condo development project for the address, 4241 East Live Oak Avenue (TR068400, "Santa Anita Village"). This proposed development is about 700 feet from my front door.

My neighbors have expressed a range of concerns about this development, from its tripling of traffic on our streets, to its building heights.

I worry about the development's entrance and exit alignment. Currently - and despite its Live Oak address - the development's main gate is to be on Mayflower Avenue, directly aligned with Ashmont.

In order to assuage Ashmont residents' worries about "cut-through" traffic (i.e., residents of 4241 E. Live Oak driving across Mayflower and up Ashmont to reach arterial streets), the development's designers plan for its exit onto Mayflower to be right-turn only.

The developers, however, have made no observable effort to eliminate the possibility of cut-through traffic *entering* 4241 E. Live Oak by way of driving down Ashmont and across Mayflower.

Ashmont has *no sidewalks.* Pedestrians, joggers, and children walking to the nearby Mayflower Elementary must walk on the side of the road, or on the edge of neighbors' lawns.

If traffic is allowed to cut-through Ashmont, straight into 4241 E. Live Oak, these pedestrians and school children will be endangered.

I propose 4241 E. Live Oak's primary exit and entrance be moved from Mayflower to Live Oak.

Should this prove unfeasible, I propose the developers add a median in Mayflower that completely blocks 4241 E. Live Oak residents from entering the development from -- or exiting the development onto -- Ashmont Avenue.

Thank you for your time,

Alex Muniz
2845 Ashmont Ave.
Arcadia, CA 91006-5517

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

October 19, 2010

Richard and Karlyne Smith
2952 Ashmont Avenue
Arcadia, California 91006

Dear Mr. and Mrs. Smith:

SUBJECT: APPLICATION FOR A PROPOSED 318-UNIT MULTI-FAMILY SUBDIVISION LOCATED AT 4241 E. LIVE OAK AVENUE, ARCADIA PROJECT NO. TR068400-(5) ("SANTA ANITA VILLAGE")

Thank you for your correspondence dated September 16, 2010. At the request of Supervisor Michael D. Antonovich, staff is providing this letter in response to your e-mail dated September 16, 2010, regarding the proposed multi-family subdivision ("TR068400") located at 4241 E. Live Oak Avenue in Arcadia. The project currently proposes six multi-family condominium lots with 318 residential condominium units (170 units in 23 townhouse buildings and 148 units in two multi-unit buildings) on 12.1 gross acres. The project is still pending in the tentative map stage, and no development approvals and/or permits have been issued.

Your e-mail indicated a concern regarding the proposed project driveway in relation to your property on the corner of Ashmont Avenue and Mayflower Avenue. The project driveway on Mayflower, currently proposed slightly to the northwest of your property where Ashmont meets Mayflower, is the project's main gate and acts as both entrance and exit (please see the attached map). In your correspondence, you stated that "you do not want the driveway in our front yard" and that "the driveway belongs on Live Oak Avenue not at Mayflower and Ashmont". Regarding this concern, there is currently a driveway for "exit only" proposed along Live Oak Avenue. In reviewing the initial project plans, the Los Angeles County Department of Public Works ("Public Works") determined that a "main gate" along Live Oak is less desirable from a traffic circulation and safety standpoint, and that the currently proposed location at Mayflower is more desirable for traffic and safety. This determination was supported by a traffic analysis conducted by the applicant and reviewed by Public Works.

TR068400 is scheduled for a public hearing before the Los Angeles County Regional Planning Commission ("Commission") on Wednesday, October 20, 2010. Any interested persons will be given an opportunity to testify and voice their concerns to the Commission. The Commission will consider this testimony when it makes its decision regarding the proposed development. Your concerns have already been forwarded to the Commission for their consideration.

Should you have any additional questions or concerns, please feel free to contact Ms. Susan Tae or Jodie Sackett, the case planner, of the Land Divisions Section at (213) 974-6433. Our office hours are Monday through Thursday, 7:30am to 5:30pm. We are closed on Fridays.

Sincerely,

For Richard J. Bruckner
Director

RJB:SA:SMT:jds

Attachment: Site map

c: Paul Novak, Planning Deputy

Sackett, Jodie

From: Larry_Jessee@RescueTeam.com
Sent: Wednesday, October 20, 2010 8:38 AM
Subject: Urgent Comment for TR068400-(5) Hearing Today
Attachments: ATT378348.txt

Hello!

I beg you to forgive my delay in delivering this for the Department's consideration today.

It's in your standard PDF formatted document, entitled

Behind Your Back, and Without Your Permission.pdf

I pray that you will at the very least table the motion to accept the impact report, rather than to ratify the damage that's already been done, behind your back, and without your permission so far.

Larry Jessee
4241 F25 Live Oak
Arcadia CA 91006
(Because Santa Anita Village removed my mailbox from the mail room
(the Postal Service will not deliver anything you might mail to me here.)

To: Wayne Rew
Pat Modugno
Leslie G. Bellamy
Harold V. Helsley
Esther L. Valadez
L.A. County Regional Planning Commission

From: Larry Jessee
4241 F25 Live Oak
Arcadia CA 91006
Date: 20 October 2010
Re: Project No. TR068400-(5)

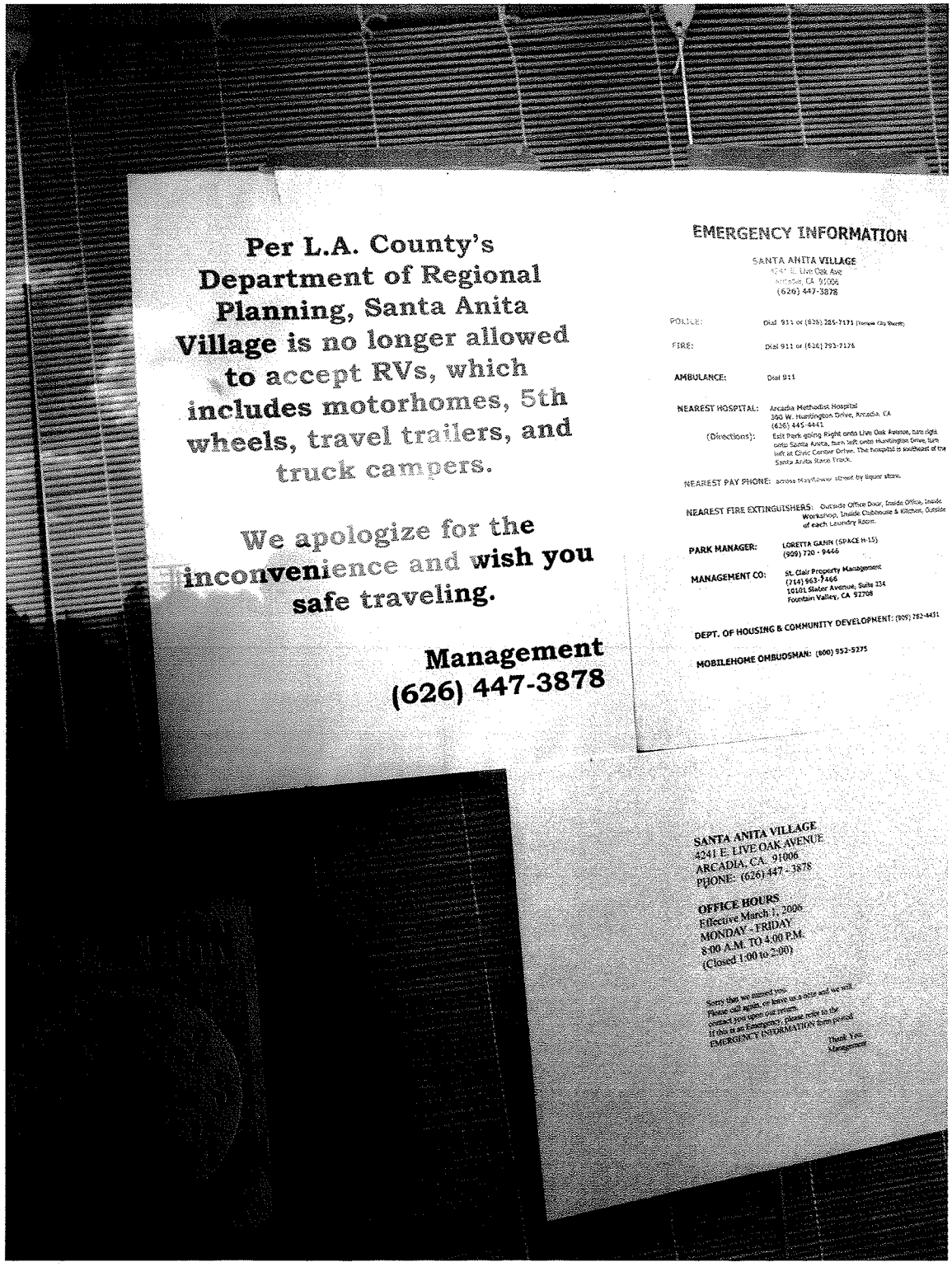
My dear commissioners:

I urge you to reject the "impact report" prepared by and for Santa Anita Village. I beg you not to reward and to ratify the catastrophic damage very nearly completed . .

Behind Your Back
and
Without Your Permission

Santa Anita Village quietly began converting the use of the property a dozen years ago or so, until Regional Planning called a halt to that action when a disgruntled employee blew the whistle several years ago.

While holding itself out to the State and the County as a provider of low-income housing, Santa Anita Village replaced nearly all of our 228 low-income homeowners with short-term, transient motor homes and recreational vehicles.



But by that time, the damage was already done to all those gone by now.

We urge you to reject their "impact report," for it contains false information, and it fails to disclose the catastrophic damage that this family will suffer with the loss of our home, our livelihood, and our life's possessions.

We beg you not to reward or to ratify the damage they've already done to nearly all of us low-income, long-term home owners while the park had been holding itself out to the State and the County as a provider of low-income housing, but wasting this park all that time in advance of its "conversion."

The property managers hired to do the deed had turned our comfortable, cozy, commodious setting into a wasteland from which they'd withdrawn and shut down nearly all of the services and amenities that we had enjoyed for most of our forty years here.

The sometimes not-so-subtle campaign to replace the long-term, low-income tenants with disposable short-term residents involved a large-scale withdrawal of the amenities we'd been paying for over forty years.

Some of the actions instigated by the off-site property conversion manager have done since 1996 have been to

1) Removed our mailbox from the mailroom,
so that the Postal Service refuses to delivery mail addressed to us.

2) Shut down two out of three laundry facilities, and removed nearly all of our clothes lines.

3) Shut down and locked up the community showers and toilet facilities we had freely enjoyed at any hour for the first 40 years at home here.

4) Let my 85-year-old asthmatic neighbor suffer a quadrupled gas bill for several months, while the off-site property manager stubbornly ignored repeated requests to simply correct the erroneous reading and promptly refund the extravagant overcharge my poor neighbor felt obligated to pay.

5) Broke into our home on a fishing expedition for anything they might use, as they've done in the past with at least one of our former neighbors, as a flimsy pretext for a Health Code eviction that failed.

6) In letters of apology, expressed concern and compassion for what they knew to be extended periods away for medical reasons, then promptly posted a succession

of notices to quit under the pretense of not having received a rental payment.

7) Employed as a groundskeeper a resident criminal who boasted at family parties (according to a seemingly honest cousin) of his lock-picking skills, and who, according to the third of the pair of office-minders the off-site property conversion specialists had hired, had broken into the home of a cancer-stricken old woman away for medical treatment and had stolen whatever valuables he could find.

The Sheriff's SWAT team shot and killed that former employee when he'd barricaded himself in a home near the office, with the stainless steel shotgun that he'd occasionally brandished not far from my door.

8) Up until only the last few years, butchered our fruit-bearing shade trees routinely, while carting off the bulk of our crop with the excuse that they had left "enough" of our avocados to satisfy what they regarded as our meager needs.

I moved my home to this spot in March of 1969, constructed a large second bedroom with permission and permits, and after 41 years my cozy, comfortable, but immovable home has no market value whatever, and I do not want to move.

I'm not looking for money, or for "reasonable moving expenses" for a home that cannot be moved. Closing this park will force me to suffer a catastrophic loss of my home and my life's possessions. I'd rather see Santa Anita Village restore its 228 low-income sites.

My income is about half that regarded as the poverty level threshold.

The damage I'll suffer if your ratify the impact statement will be the value to me of my comfortable, cozy home in place, with its two small bedrooms in 340 ft^2 living space for the price of around $470/month, with contiguous sheltered parking for two cars, contiguous outside storage, my own private grove of mango and avocado trees and my garden, a large swimming pool, and – until the campaign to turn our little piece of paradise into a deserted wasteland made miserable by intermittent retaliatory actions of pointed harassment — the formerly unrestricted access at any hour to community showers and toilets, a large commercial kitchen inside a library and a recreation hall ("Please Don't Play the Piano between 10 pm and 9 am" is the 60-year-old sign still posted above our keyboard) that are open only at the convenience of the office minders.

I beg you to reject that impact report, for it fails to fully reflect the damage to be done.

Larry Jessee
Larry_Jessee@RescueTeam.com
(The Postal Service will not deliver any mail addressed to me at Santa Anita Village.)

SUMMARY OF PROCEEDINGS
LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION

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

The Los Angeles County Regional Planning Commission ("Commission") held a public hearing on October 20, 2010 for General Plan Amendment No. 200700002, Zone Change No. 200700004, Mobilehome Permit No. 201000003, Housing Permit No. 201000001, Parking Permit No. 200800002, Conditional Use Permit ("CUP") No. 200700073 and Vesting Tentative Tract Map No. 068400. The Commission took its final action on October 20, 2010, approving the Mobilehome Permit, Housing Permit, Parking Permit, CUP, and Vesting Tentative Tract Map, and recommending to the Los Angeles Board of Supervisors ("Board") adoption of the Zone Change and approval of the Plan Amendment. The project proposes to create a multi-family development of 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres. Included within the proposed 318 dwelling units are 75 market rate units of senior housing. A Mitigated Negative Declaration ("MND") was prepared for the project, indicating that there will be less than/no significant impacts on the environment with project mitigation for geotechnical, noise, air quality, sewer, traffic, drainage and grading, tenant relocation, and water conservation. The project is located at 4241 E. Live Oak Avenue, in the South Arcadia Zoned District and unincorporated community of South Monrovia Islands, Fifth Supervisorial District.

Notice of public hearing was published in the "San Gabriel Valley Tribune" and "La Opinion" newspapers. Additionally, notices were mailed to property owners within a 1,000-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. Three public hearing signs were posted on the subject property, one along each public street frontage. Project materials, including the staff report, tentative map, Exhibit "A" and environmental documentation, were mailed to the Live Oak Library located at 4153 E. Live Oak Avenue, Arcadia, CA 91006-5895. 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.

October 20, 2010 Proceedings

The subject project includes a request to amend the Los Angeles Countywide General Plan Land Use Policy Map from Category 1 (Low Density Residential – One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential – 12 to 22 Dwelling Units Per Acre); a Zone Change to 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 Dwelling Units Per Net Acre – Development Program); a Mobilehome Permit to consider a closure impact report for an existing 228-unit mobilehome park (37 units currently occupied); a Housing Permit to allow a density bonus of 68 units (21 percent) with 75 units of senior housing set aside; a parking permit for shared and reciprocal parking among all proposed lots; a CUP for the Development Program ("DP") zone, modifications to the R-3 zone (building and wall/fence heights, and setbacks), and onsite project grading exceeding 100,000 cubic yards of combined cut/fill; and a Vesting Tentative Tract Map to create 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 12.1 gross acres.

During the October 20, 2010 public hearing, the Commission heard a presentation from staff, testimony from the applicant, and testimony from several community members. The applicant testimony in support of the project included the following points:

- Project replaces an "obsolete" mobilehome park
- Project provides a "campus-like" environment with many amenities
- Senior housing set-aside will allow seniors to remain in neighborhood
- Project design/access will direct traffic away from neighborhood streets
- Project was reviewed by the Monrovia School District
- Paying an overall $2.6 million in developer fees and an estimated $900,000 per year in property taxes to the County and other agencies
- Current design reflects input gathered from several neighborhood meetings; reduced building heights and removed windows to improve privacy
- Project was reviewed by County environmental staff and the Air Quality Management District (AQMD), no significant impacts found
- Project falls within the proposed CEQA CO_2 (carbon emissions) standard for new development projects

The community testimony opposed to the project made the following points:

- Overall environmental impacts of project (traffic, air, noise, aesthetic)
- Project has lack of community compatibility (overall size, building height)
- Project approval will induce other mobilehome parks to be closed and redeveloped
- Project will reduce/eliminate privacy; should be redesigned with "one-story units"
- Project MND is insufficient; does not address "greenhouse gases"; MND is inappropriate for size and scale of project
- Project's plan amendment and zone change are inappropriate; not in the public health safety and general welfare

During the October 20, 2010 public hearing, the Commission discussed the proposed development and made the following comments:

- The Commission asked County Counsel to clarify if the project should have completed an Environmental Impact Report or MND, to which County Counsel responded that the development reflected an MND.

- The Commission indicated that it is disappointed to see a mobilehome park closed, and that mobilehome parks need to be "kept in the community". However, the Commission also stated that the developer "listened to the community" in designing the project and that it can be a "leadership project" for the community.

On October 20, 2010, after hearing all testimony, the Commission closed the public hearing; approved the MND and adopted the Mitigation Monitoring Program (MMP); approved Mobilehome Permit No. 201000003, Parking Permit No. 200800002, Housing Permit No. 201000001, Conditional Use Permit No. 200700073, and Vesting Tentative Tract Map No. 068400; and recommended to the Board approval of General Plan Amendment No. 200700002 and adoption of Zone Change No. 200700004.

NP:jds
7/28/11

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

PROJECT NO. TRO68400-(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

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM NO. 10	
PUBLIC HEARING DATE October 20, 2010	

APPLICANT	OWNER	REPRESENTATIVE
Prime Enterprises, LLC	Prime Enterprises, LLC	Prime Enterprises, LLC

REQUEST
Mobilehome Permit: To consider a mobilehome park Closure Impact Report.
General Plan Amendment: 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).
Zone Change: To 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).
Conditional Use Permit ("CUP"): For the Development Program zone; modifications to setbacks, height, walls and fences; and onsite project grading exceeding 100,000 cubic yards of combined cut/fill.
Parking Permit: For shared and reciprocal parking among all proposed lots.
Housing Permit (discretionary): To allow a density bonus of 68 units (or 21 percent) with 75 units of senior housing within the proposed development.
Tract Map: To create 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 12.1 gross acres.

LOCATION/ADDRESS	ZONED DISTRICT
4241 E. Live Oak Avenue, Arcadia	South Arcadia
ACCESS Live Oak Ave., Mayflower Ave.	**COMMUNITY** South Monrovia Islands
	EXISTING ZONING C-3, R-3-P, R-A

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
12.1 gross (11.4 net) acres	Mobilehome park	Irregular	Gently sloping

SURROUNDING LAND USES & ZONING (WITHIN 500 FEET)

North: Single-family residences / R-A	**East:** Single-family residences, mobile home park / R-A, C-3 (Unlimited Commercial)
South: Single-family residences, offices, retail, light industrial, parking, auto repair / R-3-P, C-3, A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)	**West:** Single-family residences / R-A

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide General Plan	Category 1 (Low Density Residential)	72 DU	Yes (with Plan Amendment)

ENVIRONMENTAL STATUS
A Mitigated Negative Declaration ("MND") has been prepared for this project, as staff determined that 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.*

DESCRIPTION OF SITE PLAN
PLEASE REFER TO PAGE 2.

KEY ISSUES
PLEASE REFER TO PAGE 2.

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

STAFF CONTACT PERSON Jodie Sackett, 213-974-6433		
RPC HEARING DATE (S) October 20, 2010	RPC ACTION DATE October 20, 2010	RPC RECOMMENDATION Approval
MEMBERS VOTING AYE Valadez, Bellamy, Helsley, Rew, Modugno	MEMBERS VOTING NO None	MEMBERS ABSTAINING None
STAFF RECOMMENDATION (PRIOR TO HEARING) Approval		
SPEAKERS* (O) 4 (F) 1	PETITIONS (O) 1 (F) 0	LETTERS (O) 6 (F) 0

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

SUBDIVISION COMMITTEE RECOMMENDATION

☒ 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 ____ Inverted Shoulder __X__ Sidewalks ___ Off Site Paving ____ft.

☒ Water mains and hydrants

☒ Drainage facilities

☒ Sewer ☐ Septic tanks ☐ Other _____

☒ Park dedication "in-lieu fee"

INDIVIDUAL AGENCY COMMENTS
NONE

DESCRIPTION OF SITE PLAN

The exhibit "A" (site plan) dated January 7, 2009 depicts six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 apartment units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres. The site is designed with 19 townhouse buildings (each designed with either seven or eight dwelling units) along the site perimeter. The center of the development contains a cluster of four additional townhouse buildings, a clubhouse building, outdoor pool and spa, playground and village green, all for common use by residents and guests of the development. Also contained in the center is front-loaded guest and handicap parking. The southerly portion of the development contains a "podium" structure design with two four-story condominium towers (each having 74 units), subterranean parking, a community center and three outdoor courtyards for common use. One of the two condo buildings will be set-aside for senior housing units. Internal circulation and access is provided by a private driveway and fire lane system with paved widths varying between 26 and 33 feet. This system includes both parallel and front-loaded guest parking spaces dispersed throughout the site, as well as a network of sidewalks offering pedestrian connectivity throughout the site and allowing offsite access to Live Oak and Mayflower. Landscaping is provided along the project perimeter to screen the development from adjacent views, and also within the development along the drives and sidewalks to provide shade and enhance the aesthetic appeal of the project. Primary ingress and egress access for the development is proposed via a gated entrance at Mayflower Avenue.

KEY ISSUES

- Mobile Home Park Closure: A 228-unit mobile home park currently exists on the project site. There are 37 mobile home units still occupied. Proposed with the project is consideration of a Closure Impact Report, which outlines measures proposed to relocate and compensate the current park tenants. No mobile home units are proposed to remain on the site.

- Project Design: The proposed project requests an increase in land use density and zoning to accommodate the 318 new multi-family units, which includes 75 units set aside for seniors. The project site is primarily surrounded by single-family residences whose rear yards adjoin the site. The project is designed to minimize the visual impacts to these adjacent residences via building setbacks, landscape screening and reduced-height units along the site perimeter. Two larger four-story buildings are located away from the single-family residences near existing commercial and multi-family development along Live Oak Avenue. The project design includes other features for minimizing traffic and visual impacts and has more than the required amount of onsite parking. This helps to ensure that the increase in site use intensity and the overall re-development of the site will be compatible with the neighborhood.

PREPARED BY
Jodie Sackett

Regional Planning Commission Transmittal Checklist

Hearing Date
October 20, 2010
Agenda Item No.
10

Project Number: TR068400-(5)

Case(s):
GENERAL PLAN AMENDMENT CASE NO. 200700002
ZONE CHANGE CASE NO. 200700004
MOBILEHOME PERMIT CASE NO. 201000003
PARKING PERMIT CASE NO. 200800002
HOUSING PERMIT CASE NO. 201000001
CONDITIONAL USE PERMIT CASE NO. 200700073
VESTING TENTATIVE TRACT MAP NO. 068400
ENVIRONMENTAL ASSESSMENT CASE NO. 200700062

Planner: Mr. Jodie Sackett, Land Divisions Section

- ☒ Factual
- ☒ GIS Aerial Map (11x17)
- ☒ Thomas Bros. Guide Page
- ☒ Color 8.5x11 Site Plan
- ☒ Staff Report
- ☒ Draft Resolutions
- ☒ Draft Findings and Conditions
- ☒ Drought-Tolerant Landscaping Recommendations
- ☒ Environmental Documentation
- ☒ Burden of Proof Statement(s)
- ☒ Mobilehome Park Closure Impact Report with Review Letter
- ☒ Correspondence
- ☒ Color Photos
- ☒ Color Rendering
- ☒ Map and Plan Set (Includes Vesting Tentative Tract Map, Exhibit "A", Phasing Exhibit, Parking Exhibit, Color Site Plan, Floor Plans, Elevations, and Landscape Plan)

Reviewed By: Alejandrina C. Baldwin

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

PROJECT NO. TR068400-(5)
GENERAL PLAN AMENDMENT CASE NO. 200700002
ZONE CHANGE CASE NO. 200700004
MOBILEHOME PERMIT CASE NO. 201000003
PARKING PERMIT CASE NO. 200800002
HOUSING PERMIT CASE NO. 201000001
CONDITIONAL USE PERMIT CASE NO. 200700073
VESTING TENTATIVE TRACT MAP NO. 068400

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM NO. 10	
PUBLIC HEARING DATE October 20, 2010	

APPLICANT	OWNER	REPRESENTATIVE
Prime Enterprises, LLC	Prime Enterprises, LLC	Prime Enterprises, LLC

REQUEST
Mobilehome Permit: To consider a mobilehome park Closure Impact Report.
General Plan Amendment: 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).
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	EXISTING ZONING C-3, R-3-P, R-A

SIZE	EXISTING LAND USE	SHAPE	TOPOGRAPHY
12.1 gross (11.4 net) acres	Mobilehome park	Irregular	Gently sloping

SURROUNDING LAND USES & ZONING (WITHIN 500 FEET)

North: Single-family residences / R-A	**East:** Single-family residences, mobile home park / R-A, C-3 (Unlimited Commercial)
South: Single-family residences, offices, retail, light industrial, parking, auto repair / R-3-P, C-3, A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)	**West:** Single-family residences / R-A

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide General Plan	Category 1 (Low Density Residential)	72 DU	Yes (with Plan Amendment)

ENVIRONMENTAL STATUS
A Mitigated Negative Declaration ("MND") has been prepared for this project, as staff determined that 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.*

DESCRIPTION OF SITE PLAN
PLEASE REFER TO PAGE 2.

KEY ISSUES
PLEASE REFER TO PAGE 2.

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

SUBDIVISION COMMITTEE RECOMMENDATION

☒ 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	___ Inverted Shoulder	_X_ Sidewalks	___ Off Site Paving ___ ft.	

☒ Water mains and hydrants

☒ Drainage facilities

☒ Sewer ☐ Septic tanks ☐ Other _____

☒ Park dedication "in-lieu fee"

INDIVIDUAL AGENCY COMMENTS
NONE

DESCRIPTION OF SITE PLAN

The exhibit "A" (site plan) dated January 7, 2009 depicts six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 apartment units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres. The site is designed with 19 townhouse buildings (each designed with either seven or eight dwelling units) along the site perimeter. The center of the development contains a cluster of four additional townhouse buildings, a clubhouse building, outdoor pool and spa, playground and village green, all for common use by residents and guests of the development. Also contained in the center is front-loaded guest and handicap parking. The southerly portion of the development contains a "podium" structure design with two four-story condominium towers (each having 74 units), subterranean parking, a community center and three outdoor courtyards for common use. One of the two condo buildings will be set-aside for senior housing units. Internal circulation and access is provided by a private driveway and fire lane system with paved widths varying between 26 and 33 feet. This system includes both parallel and front-loaded guest parking spaces dispersed throughout the site, as well as a network of sidewalks offering pedestrian connectivity throughout the site and allowing offsite access to Live Oak and Mayflower. Landscaping is provided along the project perimeter to screen the development from adjacent views, and also within the development along the drives and sidewalks to provide shade and enhance the aesthetic appeal of the project. Primary ingress and egress access for the development is proposed via a gated entrance at Mayflower Avenue.

KEY ISSUES

- Mobile Home Park Closure: A 228-unit mobile home park currently exists on the project site. There are 37 mobile home units still occupied. Proposed with the project is consideration of a Closure Impact Report, which outlines measures proposed to relocate and compensate the current park tenants. No mobile home units are proposed to remain on the site.

- Project Design: The proposed project requests an increase in land use density and zoning to accommodate the 318 new multi-family units, which includes 75 units set aside for seniors. The project site is primarily surrounded by single-family residences whose rear yards adjoin the site. The project is designed to minimize the visual impacts to these adjacent residences via building setbacks, landscape screening and reduced-height units along the site perimeter. Two larger four-story buildings are located away from the single-family residences near existing commercial and multi-family development along Live Oak Avenue. The project design includes other features for minimizing traffic and visual impacts and has more than the required amount of onsite parking. This helps to ensure that the increase in site use intensity and the overall re-development of the site will be compatible with the neighborhood.

PREPARED BY
Mr. Jodie Sackett

OWNER/DEVELOPER:
PRIME ENTERPRISE LLC.

ENVIRONMENTAL PLANNING:
MOSS & ASSOCIATES, INC.

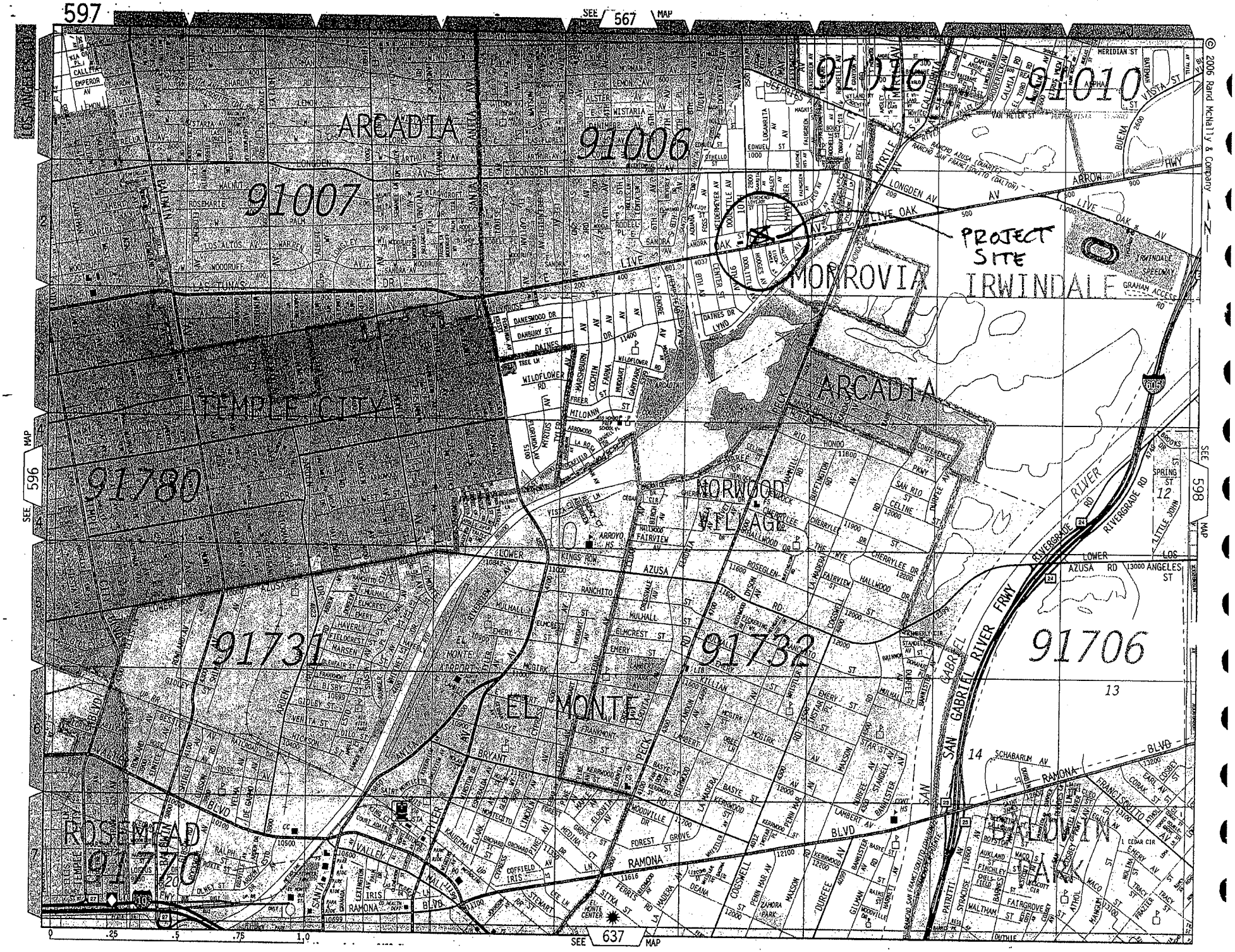
NOTE:
ALL SIDEWALKS ARE 4' WIDE OR GREATER
ALL DRIVEWAYS ARE PRIVATE

SANTA ANITA VILLAGE

County of Los Angeles

Site/Landscape Plan

11/04/2008


597
SEE 567 MAP
ARCADIA
91006
91007
91016
91010
PROJECT SITE
MONROVIA
IRWINDALE
ARCADIA
TEMPLE CITY
91780
NORWOOD VILLAGE
91731
91732
91706
EL MONTE
ROSEMEAD
91770
BALDWIN PARK
SAN GABRIEL RIVER FRWY
SEE 596 MAP
SEE 598 MAP
SEE 637 MAP
© 2006 Rand McNally & Company

PROJECT NO. TR068400-(5)
GENERAL PLAN AMENDMENT CASE NO. 200700002
ZONE CHANGE CASE NO. 200700004
MOBILEHOME PERMIT CASE NO. 201000003
CONDITIONAL USE PERMIT CASE NO. 200700073
HOUSING PERMIT CASE NO. 201000001
PARKING PERMIT CASE NO. 200800002
VESTING TENTATIVE TRACT MAP NO. 068400

STAFF REPORT

OCTOBER 20, 2010
REGIONAL PLANNING COMMISSION PUBLIC HEARING

1. PROJECT OVERVIEW

The applicant, Prime Enterprises LLC, proposes a residential subdivision to create six multi-family lots with 318 new residential condominium units in five phases (170 townhouse units in 23 three-story buildings and 148 multi-family units in two four-story towers), a community center, club house, pool, playground and village green on 12.1 gross acres. Major issues include the following:

- Mobilehome Park Closure: A 228-unit mobilehome park currently exists on the project site. There are 37 mobilehome units still occupied. Proposed with the project is consideration of a Closure Impact Report, which outlines measures proposed to relocate and compensate the current park tenants. No mobilehome units are proposed to remain onsite.

- Project Design: The proposed project requests an increase in land use density and zoning to accommodate the 318 new multi-family units, which includes 75 units set aside for seniors. The project site is primarily surrounded by single-family residences whose rear yards adjoin the site. The project is designed to minimize the visual impacts to these adjacent residences via building setbacks, landscape screening and reduced-height units along the site perimeter. Two larger four-story buildings are located away from the single-family residences near existing commercial and multi-family development along Live Oak Avenue. The project design includes other features for minimizing traffic and visual impacts and has more than the required amount of onsite parking. Overall, these features help to ensure that the increase in site use intensity and the re-development of the site will be compatible with the neighborhood.

2. DESCRIPTION OF THE SUBJECT PROPERTY

Location: The project site is located at 4241 E. Live Oak Avenue, in the unincorporated community of the South Monrovia Islands, Fifth Supervisorial District of Los Angeles County.

Existing Features: The subject property is approximately 12.1 gross acres (11.4 net acres) in size, rectangular in shape, with flat terrain. There is an existing 228-unit mobilehome park with 37 units still occupied. The mobilehome park has a leasing office, pool, and recreation

center, with internal private driveways providing access to the individual mobilehome units. There are trees, bushes and other types of landscaping distributed throughout the park site.

Access: Primary access to the subject property is via Live Oak Avenue, a 142-foot wide major highway with 120 feet of paved width and a 10-foot wide concrete median. Live Oak Avenue borders the subject property to the south. Secondary access is via Mayflower Avenue, an 80-foot wide public street with 56 feet of paved width. Mayflower borders the subject property to the east. Access to the subject property can also be gained from the west via Lovejoy Street (northwest), a 60 foot wide public street (tap street) with a variable paved with of 35 to 40 feet, and a 20-foot wide public alley (southwest). Access into the subject property is gated at Lovejoy but un-gated at the public alley.

Utilities: The site currently has public water and sewer connections. Public water service will be provided by Golden State Water Company. Public sewer service will be provided by the Los Angeles County Sanitation District No. 15.

3. ENTITLEMENTS REQUESTED

- General Plan Amendment Case No. 200700002: 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).

- Zone Change Case No. 200700004: To 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).

- Mobilehome Permit Case No. 201000003: To consider a mobilehome park Closure Impact Report ("CIR").

- Housing Permit Case No. 201000001: A discretionary housing permit to allow a density bonus of 68 units (or 21 percent) with 75 units of senior housing set aside within the proposed development.

- Parking Permit Case No. 200800002: For shared and reciprocal parking among all proposed lots.

- CUP Case No. 200700073: For the Development Program ("DP") zone and onsite project grading exceeding 100,000 cubic yards of combined cut/fill (166,470 cubic yards cut, 132,670 cubic yards fill, 16,140 net cubic yards imported from offsite). Also proposed with the DP zone are the following modifications to the R-3 zone:

  (Building Setbacks)
  a) Lot No. 1: To allow a rear yard setback of 10 feet for Building No. 10.

b) Lot No. 2: To allow a side yard setback of one foot for Building No. 17, and to allow a rear yard setback of three feet for Building No. 11 and two feet for Building No. 17.
c) Lot No. 3: To allow a rear yard setback of zero feet for Building No. 3 and two feet for Building No. 6.
d) Lot No. 4: To allow a rear yard setback of two feet for Building No. 2.
e) Lot No. 5: To allow a rear yard setback of four feet for Building No. 15.
f) Lot No. 6: To allow a side yard setback of three feet and a rear yard setback of six feet for Building Nos. 24 and 25.

(Building Heights)
a) Building Nos. 1 through 7, 10, 16, 18, and 19 through 23: To allow a maximum height of 36 feet and nine inches.
b) Building Nos. 8, 9, 11 through 15, and 17: To allow a maximum height of 37 feet.
c) Building No. 24: To allow a maximum height of 66 feet and four inches.
d) Building No. 25: To allow a maximum height of 64 feet and eight inches.

(Walls and Fences)
a) Lot No. 2: To allow a wall/fence height up to eight feet within the required front yard setback.
b) Lot Nos. 2, 3, 4, 5 and 6: To allow a wall/fence height up to eight feet within the required side yard setbacks.
c) Lot Nos. 1 and 6: To allow a wall/fence height up to eight feet within the required rear yard setbacks.
d) Lot Nos. 1, 3, 4 and 6: to allow a wall/fence height up to six feet within the required front yard setback.

- Vesting Tentative Tract Map No. 068400: To create 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 12.1 gross acres.

4. EXISTING ZONING

Subject property: The subject property consists of C-3, R-3-P and R-A zoning.

Surrounding area: Zoning within a 500-foot radius of the subject property:
- North: R-A
- East: R-A, C-3
- South: R-3-P, C-3, A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)
- West: R-A

5. EXISTING LAND USES

Subject property: The subject property consists of one developed lot (mobilehome park).

Surrounding area: Land uses within a 500-foot radius of the subject property:

- North and West: Single-family residences
- East: Single-family residences, mobilehome park
- South: Single-family residences, offices, retail, light industrial, parking, auto repair

6. PREVIOUS CASES/ZONING HISTORY

Previous Cases: The subject property was originally created as portions of Lot Nos. 144 and 145 of the Arcadia Acreage Tract, recorded in 1906, and portions of Lot Nos. 2, 3, 4 and 5 of Tract No. 14718 recorded in1950. Subsequent cases on the subject property include:

- Plot Plan No. 47330: A proposed billboard sign denied in 2002 (did not meet zoning requirements).
- Existing mobilehome park: No information currently on record.

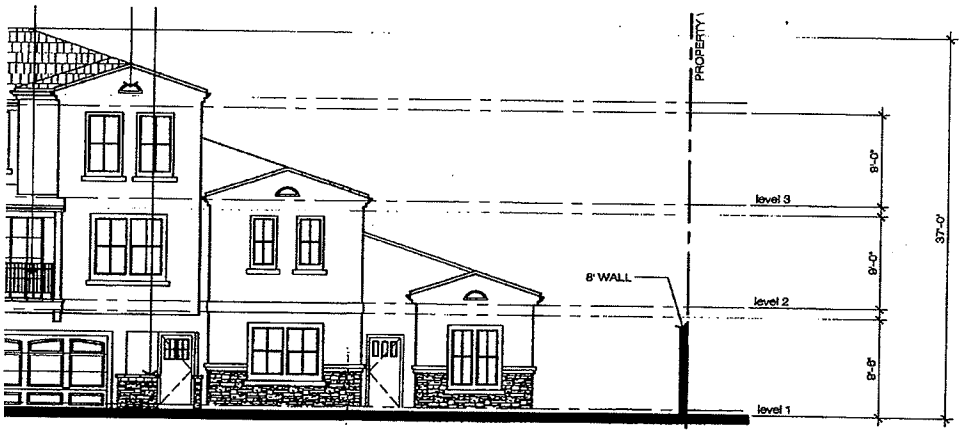
Zoning History: The South Arcadia Zoned District was established by Ordinance No. 4851 effective on March 13, 1947. Subsequent Ordinance No. 9440 created the existing R-A zoning on December 8, 1967; Ordinance No. 10826 created the C-3 zoning on February 8, 1974; and Ordinance No. 12211 created the R-3-P zoning on October 2, 1980.

7. PROJECT DESCRIPTION

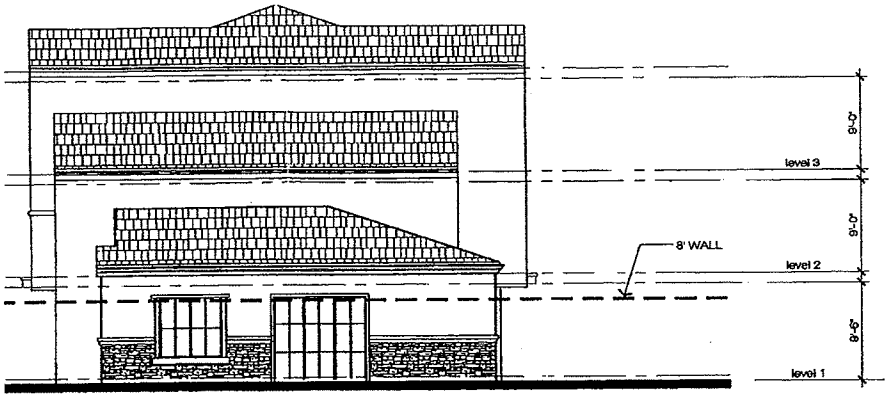
Site Design: The Exhibit "A" (site plan) dated January 7, 2009 depicts six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two towers), a community center, club house, pool, playground and village green on 12.1 gross acres. The site is designed with 19 townhouse buildings (each designed with either seven or eight dwelling units) along the site perimeter bordering single-family residences to the east, north and west. The townhouse units are designed to reduce in height as they approach the site perimeter adjoining the rear yards of the adjacent single-family residences. Below are two examples of the proposed "stepped-down" townhomes along a portion of the project perimeter:

Perimeter Townhome Elevations

(Drawings courtesy Withee Malcolm Architects, LLP, 2009)



Above: Westerly view from the project site looking down the property line, adjacent to residences along Birchcroft Street. The setback distance is 15 feet from the wall.



Above: Southerly (offsite) view from the Birchcroft Street residence back yards looking into the project site. No windows will be visible above the proposed eight-foot high masonry wall (sight line only depicted).

The center of the development contains a cluster of four townhouse buildings, a clubhouse building, outdoor pool and spa, playground and village green, all for common use by residents and guests. Also contained in the center is front-loaded guest and handicap accessible parking area along a private driveway/fire lane allowing access to the adjacent amenities and surrounding residences. The southerly portion of the development contains a "podium" structure design with two four-story condominium towers (one tower containing 75 units and the other 73 units), subterranean parking, a community center and three outdoor courtyards for common use. One of the two condo towers will be set aside for senior housing units.

Offsite to the south, there is an existing apartment building and non-residential uses along the perimeter bordering the proposed condominium towers. One of the proposed condominium towers (Building No. 24) has frontage along Live Oak Avenue and will be clearly visible from the street. Internal circulation and access is provided by a private driveway and fire lane system with paved widths varying between 26 and 33 feet. This system includes both parallel and front-loaded guest parking spaces dispersed throughout the site, as well as a network of sidewalks offering pedestrian connectivity throughout the site and allowing offsite access to Live Oak and Mayflower. Landscaping is provided along the project perimeter to screen the development from adjacent views, and also within the development along the drives and sidewalks to provide shade and enhance the aesthetic appeal of the project.

Access: As part of this development, primary access to the project site is proposed via Mayflower Avenue, an 80-foot wide secondary highway with 56 feet of paved width. Mayflower is the only proposed method of ingress, with egress available for "right turn only" on Mayflower. Access is also proposed along Live Oak Avenue, a 142-foot wide major highway with a 10-foot wide concrete median and 120 feet of total paved width. Live Oak will be for egress and emergency vehicles only. The project is proposed to be walled at Lovejoy Street to the northwest and the public alley to the southwest, with no through-access from Lovejoy or the alley.

Subdivision: The project site is proposed to be subdivided into six multi-family lots, each containing a portion of the proposed development. Proposed Lot No. 5 lacks frontage along

a public street, and a request to waive the frontage requirements is required. Further details regarding development proposed within each lot can be found in the table below.

Grading: A total of 166,470 cubic yards of cut and 132,670 cubic yards of fill are proposed for the project, with 16,140 cubic yards of earthwork to be imported from offsite.

Utilities: Public water service will be provided by Golden State Water Company. Public sewer service will be provided by the Los Angeles County Sanitation District No. 15.

Phasing: Please see the below table describing the proposed phases of development.

Table of Project Phases

Phase*	Lot No(s).	Net Ac.	Bldg. (Unit) Count	Open Space Ac./% Tot.	Resident Parking	Guest Pkg.	Acc. Pkg.	Total Pkg.	Phase Features/Improvements
1	1	3.8	5 (38)	1.03/26%	76	56	4	132	Establish main project access from Mayflower and Live Oak; gated entry and street improvements at Mayflower; clubhouse, pool/spa, village green
2	3, 4	1.8	6 (45)	0.58/15%	90	6	0	96	None
3	2	1.5	5 (38)	0.24/6%	76	4	0	80	None
4	5	2.0	7 (49)	0.61/16%	98	5	0	103	None
5	6	2.3	2 (148)	0.82/22%	298	37	8	335	Community center, subterranean parking, 75 senior units, fire access lane; street improvements at Live Oak
Totals		11.4	25 (318)	3.3**/100%	638	108	12	746	

* Phase 1 will be constructed first in sequence; all other phases may/may not be constructed in numerical order.
** A total of 29 percent of the overall net project area will be used for open space. Open space includes all areas used for landscaping, courtyards, outdoor patios, and walkways, and excludes all structures, driveways and fire lanes.

8. GENERAL PLAN CONSISTENCY

GENERAL GOALS AND POLICIES CHAPTER

Urban Revitalization

To "revitalize declining urban areas" is the third General Goal of the General Plan (General Goals, p. G-10). The project proposes to redevelop a relatively large 12-acre site in an older urbanized area experiencing little new growth and/or investment. The existing mobilehome park on the project site has been mostly vacant for several years, and some adjacent retail shops are minimally maintained and/or vacant. The new condominium development will provide a significant investment in the community and may potentially act as a development stimulus for surrounding properties and businesses. The project will provide additional housing units and an added diversity of housing than currently existing in the neighborhood. This is consistent with General Plan policy to "improve the residential... sections of the older urban areas of the County... increasing the quantity and protecting the quality of housing... and improving the design of developments." (p. G-10).

CONSERVATION AND OPEN SPACE ELEMENT

Conservation/Open Space Policies

The General Plan states that "landscaping is needed to provide scenic beauty, make the

urban environment more attractive and pleasant, and separate and screen urban uses" (Promote Landscaping, p. OS-24). The development proposes a total of 3.3 acres (or 29 percent) of the net project area as open space, which includes landscaping, courtyards, a play area and walkways. The project open space is evenly distributed throughout the site, with landscaping and trees screening adjacent views, and providing shade for buildings and pedestrians. Larger common areas of open space (such as a pool, spa and "village green") are centrally located on the site, maximizing accessibility. These factors indicate a high-quality open space design consistent with plan policy.

LAND USE ELEMENT

Land Use Policy Map

The subject property is contained within the Category 1 (Low Density Residential – One to Six Dwelling Units Per Acre) land use category of the Los Angeles Countywide General Plan ("General Plan"). The proposed multi-family lots and multi-family residences are not consistent with the allowed land uses of Category 1 (see General Plan, Land Use Element, p. LU-13). In addition, Category 1 only allows a maximum density of 72 dwelling units on the subject property. As 318 multi-family dwelling units are proposed, the applicant has requested a General Plan Amendment to Category 3 (Medium Density Residential – 12 to 22 Dwelling Units Per Gross Acre). If approved, the plan amendment to Category 3 will allow the proposed development land use and density to be consistent with the General Plan.

Land Use Element Objectives

Objectives of the Land Use Element of the General Plan include "maintain[ing] and enhancing the quality of existing residential neighborhoods" and "encourag[ing] high quality design in all development projects, compatible with the... manmade environment" (Objectives, p. LU-8). The proposed development enhances the quality of surrounding neighborhood through its design features, such as appropriate building location, heights and setbacks, attractive façades, ample open space and recreational area, and convenient guest parking throughout the development. This is consistent with both listed objectives of the General Plan.

Land Use Element Policies

Overall, the proposed development will provide higher density housing in an urbanized area in close proximity to existing services and facilities, such as retail businesses, transit stops, and public sewer and water lines of sufficient capacity to accommodate new development. This is consistent with plan policies to "provide convenient access to jobs and services", "promote compatible land use arrangements that reduce reliance on the private automobile... and maximize energy conservation" (Needs and Policies, pp. LU-9, LU-11).

Also proposed is the elimination of 0.9 net acres of C-3 commercial zoning within the subject property along Live Oak Avenue. Although the underlying land use category is Category 1, the existing adjacent land uses along Live Oak are commercial in nature, and it may have been more consistent for the project to propose a commercial use on the 0.9 net acre portion. This would have allowed the project to be "mixed use", and thus more supportive of plan policy to "promote neighborhood commercial facilities which provide... goods and services" (p. LU-10). However, the scale of proposed revitalization and sensitive project design, when compared with the relatively small amount of viable commercial project area available along Live Oak, somewhat compensates for the lack of mixed uses within the project.

HOUSING ELEMENT

Senior Housing
A goal of the General Plan's adopted 2008 Housing Element is to incorporate "a wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly persons with special needs, including but not limited to... seniors" (Goal No. 1, p. 2). The project proposes 75 market-rate units reserved for seniors, and, as such, supports General Plan policy to meet the needs of seniors within the County.

Affordable Housing
Overall, the proposed closure of the existing mobilehome park and elimination of mobilehome units decreases the supply of less expensive housing in the area. Although senior housing is being proposed within the development, allowing local residents to "age in place" within their own community, the set-aside units are not affordable and thus are less effective in meeting the needs of seniors (and non-seniors) living on fixed incomes and reliant on locally accessible services. This contrasts with plan policy to "support the development of affordable housing near employment opportunities and/or within a reasonable distance of public transportation" (Goal 2, p. 2). Staff believes that an affordable component could have been added to the proposed development. However, the applicant did not include affordable units due to financial considerations and some negative feedback received from local residents (see Section 17).

ECONOMIC DEVELOPMENT ELEMENT

Availability of Commercial Land
As previously mentioned, nearly an acre of C-3 zoned commercial space existing along Live Oak Avenue will be eliminated with the proposed zone change allowing the new multi-family residential development. The replacement of commercial land with other uses is not supported by the General Plan, which states "the existing supply of... commercial land must be used more efficiently and its absorption by other uses must be discouraged" (Land and Infrastructure, p. ED-10). However, also as previously mentioned, the new influx of a major development in the area will support the economic well-being of other nearby businesses.

9. GENERAL PLAN AMENDMENT

The project proposal includes a General Plan Amendment from Category 1 to Category 3 to allow a medium-density residential use at a location currently designated for low-density residential development. In order to justify the amendment, the applicant must demonstrate 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 plan amendment to Category 3 will allow new major development and investment in an older urbanized area in need of revitalization. Although adjacent portions along Live Oak Avenue are designated Category 1, most of the land uses along the north side of this corridor are commercial and not residential. Thus, the higher density is proposed adjacent to more intensive uses compatible with the proposed development. The project supports General Plan policy for increased multi-family housing in closer proximity to existing services and facilities, such as auto repair, offices, a furniture store, public library, restaurant and other retail businesses. Furthermore, the project supports general policy direction to direct new development "in a more concentrated urban pattern" away from undeveloped areas where growth is less appropriate (see General Goals, p. G-12, and Open Space Element, p. OS-1). Lastly, no significant environmental impacts are anticipated, and potential impacts will be reduced to less than significant with appropriate project mitigation measures.

Staff has reviewed the applicant's responses and determined that they satisfy the above criteria. **The applicant's responses are attached.**

10. ZONE CHANGE

The project includes a Zone Change request for 0.9 net acres of existing C-3 zoning, 2.3 net acres of existing R-3-P zoning, and 8.1 net acres of existing R-A zoning on the subject property to all R-3-22U-DP, which will allow attached townhomes and multi-family residences. In order to justify the change, the applicant must demonstrate 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 zone change to R-3-22U-DP will facilitate needed urban revitalization by allowing attached multi-family residences to be constructed. The proposed zoning is consistent with neighboring C-3 zoning to the south (a comparable intensity of use). The 2.3 acres of existing R-3-P zoning on the property is of the same intensity as the proposed R-3-22U-DP zoning, and this area will contain a significant portion of the larger multi-family buildings being proposed. This demonstrates a thoughtful project design aimed at minimizing neighborhood impacts while at the same time achieving a significant investment in the community. Lastly, the DP-CUP required with the zone change will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area.

Staff has reviewed the applicant's responses and determined that they satisfy the above criteria. **The applicant's responses are attached.**

11. MOBILEHOME PERMIT

County Regulations

A mobilehome permit has been requested to consider the approval of a mobilehome park Closure Impact Report ("CIR"). Section 8.57.300 of the County Code ("Mobilehome Park Impact Reports") states:

> *"The purpose of this section is to require persons to convert, close or cease the use of a mobilehome park to address the impact on the residents to be displaced, and, where required, to take steps to mitigate the adverse impacts on the residents."*

The County Code states that prior to the closure of a mobilehome park, the applicant shall file a "report on the impact of the closure" upon the residents of the mobilehome park who will be displaced. The mobilehome park cannot be closed until the CIR has been approved and the mitigation measures specified have been completed. The CIR shall address the availability of adequate replacement housing in other mobilehome parks and relocation costs for each resident of the mobilehome park. It shall specify the steps to be taken by the applicant to mitigate any adverse impact of the proposed closure on the residents who will be displaced. The CIR shall be approved if found that it contains the information required pursuant to the County Code. In approving the CIR, the advisory agency may impose such conditions as it finds necessary to mitigate the adverse impacts on the residents; however, "any steps required to be taken by the applicant shall not exceed the reasonable costs of relocation."

State Regulations

Since the CIR has been filed concurrently with a subdivision, provisions of the Subdivision Map Act ("Map Act") related to the mobilehome park closure apply to the proposed project, and these provisions supersede the provisions of the County Code where applicable. Section 66427.4 of the Map Act states:

> *"In determining the impact of the conversion on displaces mobilehome park residents, the report shall address the availability of adequate replacement space in mobilehome parks... this section establishes a minimum standard... and shall not prevent a local agency from enacting more stringent measures."*

The Map Act also states:

> *"The advisory agency... may require the subdivider to take steps to mitigate any adverse impact of the conversion on [the displaced residents]..."*

CIR Review and Comment

Staff initially received and reviewed the Closure Impact Report ("CIR") in 2009. Subsequently, staff sent CIR revision comments to the applicant, and the report was updated and resubmitted in February 2010. In September 2010, under the advisement of the Los Angeles County Community Development Commission, staff required the applicant to have the CIR peer-reviewed by a third party consultant to determine if the CIR meets the requirements of the Map Act and County Code. Soon thereafter, the consultant submitted their comments on the CIR to staff and the applicant, determining that the CIR meets the applicable regulations of the Map Act and County Code. Related to the park closure mitigation, staff is recommending that the relocation rates of compensation to remaining park tenants be adjusted for inflation and cost of living increase, since the County regulations

were originally set in 1991 and have not been updated. Staff believes that such increase reasonably falls within the "more stringent measures" local agencies may enact under the Map Act provisions. The revised CIR already incorporates these adjusted rates, and they have been deemed acceptable by the consulting reviewer.

Staff has reviewed the consultant's comments on the CIR and agrees that the CIR is complete and accurate as presented. **A copy of the revised CIR and consultant comments are attached.**

12. HOUSING PERMIT

A discretionary housing permit has been filed for a density bonus with the proposed 75 units of senior market-rate housing pursuant to Section 22.52.1870 of the County Code. The density bonus calculations are as follows:

- Total number of proposed dwelling units: 318
- Number of "pre-bonus" dwelling units (based on the maximum 22 dwelling unit per acre allowed by the proposed R-3-22U-DP zoning): 250
- Number of bonus units needed: 68 (or 21 percent of 318)
- Number of senior units set-aside: 75 (or 30 percent of 250)

According to the County Code, the project meets the initial criteria for a senior housing permit, which requires at least 35 senior units be proposed as part of the overall development. As the proposed density bonus is greater than 20 percent, the applicant must apply for a discretionary housing permit. In order to justify the request, the applicant must demonstrate the following (Section 22.56.2820):

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 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.

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.

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.

D. That the proposed project at the location proposed has been designed to be complementary to the surrounding area in terms of land use patterns and design.

E. That the proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs.

The proposed senior units are integrated into a multi-family residential development that is compatible with the surrounding area, and has a high-quality of design with many onsite amenities such as a community center, pool, spa, courtyards, guest parking, handicap parking and a village green, all conveniently accessible by seniors. The project site is a short walking distance away from facilities such as a public library and bus transit stops located on Live Oak Avenue. The 75 units reserved for seniors constitute more than 30 percent of the overall units within the development and will greatly assist the County in meeting its senior housing needs.

Staff has reviewed the applicant's responses and determined that they satisfy the above criteria. **The applicant's responses are attached.**

13. PARKING PERMIT

A parking permit has been filed for shared and reciprocal parking among all proposed lots pursuant to Section 22.52.1000 of the County Code. In order to justify the request, the applicant must demonstrate the following (Section 22.56.1020):

A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52;

B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces;

C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking lots will provide the required parking for uses;

D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property; and

E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this ordinance.

Although three individual lots will not contain the minimum number of parking spaces required within the lot, the overall development will contain more than the required amount of parking. No offsite or shared parking is proposed or required. All required parking will be contained onsite, and designed in such a manner to be conveniently accessible to guests and conducive to a more sensitive project design, that, for example, does not propose large open parking lots or above-ground parking structures within the project site. These factors demonstrate the need of a parking permit to accommodate a well-designed project that minimizes impacts both in the surrounding area and within the development.

Staff has reviewed the applicant's responses and determined that they satisfy the above criteria. **The applicant's responses are attached.**

14. CONDITIONAL USE PERMIT

Pursuant to Sections 22.40.040 and 22.56.210 of the Los Angeles County Code ("County Code") (Zoning Ordinance), the project proposal includes a CUP for the DP zone and onsite

project grading exceeding 100,000 cubic yards of combined cut/fill material. The DP CUP will require that development occurring after the project has been approved and the property has been rezoned will be in substantial compliance with the approved project and conform to plans and exhibits submitted by the applicant. In addition, the DP CUP will allow modifications to yard setbacks, fence/wall and building heights to accommodate the proposed multi-family residences on the site. In order to justify the request, the applicant must demonstrate 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.

As previously mentioned, the DP CUP will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. The requested modifications to required yard setbacks are necessary because the orientation of the proposed lots are suited to the project and do not follow a typical street pattern. Wall/fence heights greater than typically allowed are necessary in order to maintain security and privacy around the project site. Building heights greater than typically allowed are necessary in order to accommodate density and design features in a manner that will be compatible with surrounding development.

Regarding the grading CUP, much of the required grading is for excavation of an underground parking facility to provide the necessary amount of onsite resident and guest parking. The CUP will ensure that proposed grading is done in an orderly manner and in substantial conformance with the original project proposal.

Staff has reviewed the applicant's responses and determined that they satisfy the above criteria. **The applicant's responses are attached.**

15. COUNTY GREEN BUILDING PROGRAM

Low Impact Development ("LID"): The project was determined to be exempt from the County LID Ordinance, as the project completed the following prior to January 1, 2009:

- One Subdivision Committee Review
- Approved Drainage/SUSMP Plan
- Approved Soils/Geology Report

Drought-Tolerant ("D-T") Landscaping: The project conceptual landscaping plan currently incorporates drought-tolerant landscaping materials and complies with the County's D-T Ordinance. In addition, staff has additional recommendations make the project landscaping plan more drought-tolerant.

Additional recommendations attached.

Green Building: The project will be required to comply with the County's Green Building Ordinance prior to the issuance of building permits.

16. ENVIRONMENTAL DETERMINATION

On January 12, 2010 staff completed an Initial Study and determined that a Mitigated Negative Declaration ("MND") is required, according to the State and County environmental reporting guidelines. The MND concludes that the project will have less than significant/no impacts on the environment with project mitigation in the following areas:

- Geotechnical: Implement a Geotechnical Engineering Investigation prior to the issuance of grading permits.

- Noise: Limit the hours of construction activities near adjacent residences; implement measures to reduce noise and emissions from construction equipment.

- Air Quality: During grading and construction, use available electricity from power poles instead of diesel generators to reduce air emissions; use methanol or natural gas powered equipment instead of diesel; use propane or butane-powered equipment instead of gasoline; during construction, implement additional measures to improve air quality such as using shade trees, pre-coated building materials and low-emission water heaters.

- Sewer, Traffic, Biota, Drainage and Grading: Provide and implement additional studies and analysis related to sewer, traffic and biota prior to the issuance of grading and building permits.

- Tenant Relocation: Comply with and implement the provisions and conditions of the mobilehome permit and CIR.

- Water Conservation: Utilize high-efficiency dual-flush toilets in the project design to reduce water consumption.

The environmental determination and MMP are attached.

17. AGENCY COMMENTS AND RECOMMENDATIONS

Subdivision Committee
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 January 7, 2009, and recommends approval with the attached conditions.

Regional Planning
In compliance with Title 21 of the County Code (Subdivision Ordinance), new subdivisions are required to plant one tree within the front yard of each new residential lot. Strictly speaking, this would only mean planting six new trees (one for each proposed lot) on the 12-acre subject property. As the subject project is a multi-family development with multiple units and several lots, staff recommends that, in order to comply with the intent of this provision of the County Code, the project be required to plant one new tree for every 5,000 square feet of net lot area, for a total of 99 new trees, to be incorporated into the final project landscaping plan. The 99 required trees may be counted among some of the trees already proposed on the conceptual landscape plan, to the satisfaction of Regional Planning.

Other Agencies
A letter from the Los Angeles County Sanitation District ("Sanitation District") was received, indicating that the subject property must be annexed into the Sanitation District in order to receive sewer service. The letter also stated that the Sanitation District has enough capacity to meet the anticipated demand of the proposed development.

Agency comments and recommendations are attached.

18. COMMUNITY COMMENTS

Community Outreach
Between October 2007 and October 2008, the applicant conducted outreach with nearby residents, the Monrovia-Arcadia-Duarte Town Council ("MAD"), and the adjacent jurisdictions of the City of Monrovia, City of Arcadia and the City of Irwindale. In summary, local residents were primarily concerned with privacy (i.e. building heights and setbacks) and traffic. With respect to privacy, the applicant, based on community feedback, has revised the project to incorporate a modest reduction in density (from 334 units to 318), reducing the building heights to one story along the property perimeter adjacent to single-family residences, removing windows facing the outer perimeter, and installing additional perimeter landscape screening. Regarding traffic, the project was redesigned to include a center island at the main entry gate along Mayflower Avenue, restricting left turns and reducing negative neighborhood effects from "cut-through" traffic. Local residents also expressed some opposition to any proposed affordable and senior units, which would "reduce property values" and "increase emergency vehicle activity", respectively.

In October 2007, the applicant sent letters to the municipalities of Monrovia, Irwindale and Arcadia, summarizing the proposed development and requesting feedback. As of date, staff has not received any correspondence from these cities.

In April and October 2008, the applicant attended meetings with MAD, answering questions related to the estimated selling price of the proposed condominium units, the timing of the mobilehome park closure, traffic impacts, local school funding, headlight glare from egressing project traffic, and a second project entry from Live Oak Avenue. As of date, staff has not received any direct correspondence from MAD.

Responses to Public Noticing
At the time of writing, staff has received responses from two community members, one of whom is a person taking care of an ill tenant currently residing within the mobilehome park. This person expressed a concern with the relocation assistance presented in the CIR, and whether the list of potential relocation areas has been updated within the past year. The second community member indicated concerns about increased traffic, blockage of "winds from the south", excessively tall buildings, and also suggested that the new project should include "community gardens" and "office park" features.

All correspondence is attached.

19. LEGAL NOTIFICATION AND POSTING

Notification was provided as listed below:

- Project Site Posting: On September 13, 2010, three hearing notice signs were posted at the property frontages along Live Oak Avenue, Mayflower Avenue and Lovejoy Street (one sign at each location).

- Hearing Notices: On September 14, 2010, hearing notices were mailed to all property owners as identified on the current Assessor's record within 1,000 feet of the subject property, as well as those on the courtesy mailing list for the South Arcadia Zoned District, for an approximate total of 664 notices.

- Newspaper Advertisement: On September 17, 2010, the public hearing notice was published in The San Gabriel Valley Tribune and La Opinion newspapers.

- Library Package: On September 17, 2010, project materials, including a vesting tentative tract map, exhibit "A", land use map, draft staff report, mobilehome park closure impact report, and the environmental determination were received at the Live Oak Library.

- Website Posting: On September 20, 2010, a copy of the library package containing the public hearing notice, factual, draft staff report and environmental determination was posted on the Regional Planning website.

20. STAFF CONCLUSION

Based on the above analysis, staff has determined that the project complies with all applicable provisions of the Map Act and County Code, and is overall consistent with the General Plan. Staff has also determined that all agency and community concerns have been sufficiently addressed, that the CIR is sufficient, and that the proposed MMP and mitigation

measures reflect satisfactory environmental mitigation to avoid potentially significant impacts to the environment. Therefore, in conclusion, staff recommends that the project be **approved**.

21. FEES/DEPOSITS

If approved, the following shall apply:

California Department of Fish and Game:
A processing fee (currently $2,085.25) associated with the filing and posting of a Notice of Determination with the County Clerk, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

Los Angeles County Librarian:
A fee (currently $259,170.00 or $815.00 per dwelling unit) must be paid for library facilities mitigation.

Department of Regional Planning:

- Deposit the sum of $3,000.00 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.

- A fee of $200.00 per inspection for bond release will be charged to ensure completion/installation of onsite improvements in compliance with the Subdivision Ordinance.

22. STAFF RECOMMENDATION

Staff recommends that the Regional Planning Commission close the public hearing; approve the mobilehome permit; approve the MND and adopt the MMP; approve the vesting tentative tract map, CUP, housing permit and parking 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 approve Mobilehome Permit Case No. 201000003."

Suggested Motion: "I move that the Regional Planning Commission approve the Mitigated Negative Declaration and adopt the Mitigation Monitoring Program."

Suggested Motion: "I move that the Regional Planning Commission approve Vesting Tentative Tract Map No. 068400, Conditional Use Permit Case No. 200700073, Housing Permit Case No. 201000001 and Parking Permit Case No. 200800002, and recommend to the Board approval of General Plan Amendment Case No. 200700002 and adoption of Zone Change Case No. 200700004."

Attachments:

1. Factual
2. Color 8x11 site plan
3. GIS-Net map
4. Thomas Brothers Guide map page
5. Draft resolutions, findings and conditions
6. D-T landscaping recommendations
7. Environmental determination
8. Burdens of proof
9. Mobilehome park closure impact report with review letter
10. Correspondence
11. Site photos
12. Site rendering
13. Map and Plan Set
    (Includes Vesting Tentative Tract Map, Exhibit "A", Phasing Exhibit, Parking Exhibit, Color Site Plan, Floor Plans, Elevations, and Landscape Plan)

SMT:jds
10/7/10

A RESOLUTION OF THE
REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
RELATING TO GENERAL PLAN AMENDMENT CASE NO. 200700002

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

WHEREAS, the Los Angeles County Regional Planning Commission ("Commission") has conducted a public hearing regarding General Plan Amendment Case No. 200700002, Zone Change Case No. 200700004, Mobilehome Permit Case No. 201000003, Parking Permit Case No. 200800002, Housing Permit Case No. 201000001, Conditional Use Permit ("CUP") Case No. 200700073 and Vesting Tentative Tract Map No. 068400 on October 20, 2010; and

WHEREAS, the Commission finds as follows:

1. The subject site is located at 4241 Live Oak Avenue, within the South Arcadia Zoned District and the Fifth Supervisorial District of Los Angeles County.

2. The irregularly-shaped subject property is 12.1 gross acres (11.4 net acres) in size with gently-sloping topography. The subject property currently has a 228-unit mobilehome park ("Santa Anita Village"), still in operation, with 37 remaining units occupied.

3. Primary access to the subject property is from Live Oak Avenue, a 142-foot wide Major Highway as shown on the Los Angeles County Master Plan of Highways, with 120 feet of paved width and a 10-foot wide concrete median.

4. General Plan Amendment Case No. 200700002 is a request 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).

5. Zone Change Case No. 200700004 is a related request to 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 Require Lot Area) zoning on the subject property to R-3-22U-DP (Limited Multiple Residence – 22 Dwelling Units Per Net Acre – Development Program).The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new CUP is first obtained.

6. Mobilehome Permit Case No. 201000003 is a related request to consider a mobilehome park Closure Impact Report ("CIR").

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7. Parking Permit Case No. 200800002 is a related request for shared and reciprocal parking among all proposed lots.

8. Housing Permit Case No. 201000001 is a related request for a discretionary housing permit to allow a density bonus of 68 units (or 21 percent) with 75 units of senior housing set aside within the proposed development.

9. Conditional Use Permit Case No. 200700073 is a related request for the DP zone and onsite project grading exceeding 100,000 cubic yards of combined cut/fill (166,470 cubic yards cut, 132,670 cubic yards fill and 16,140 net cubic yards imported from offsite). Also proposed with the DP zone are the following modifications to the R-3 zone:

   (Building Setbacks)
   a) Lot No. 1: To allow a rear yard setback of 10 feet for Building No. 10.
   b) Lot No. 2: To allow a side yard setback of one foot for Building No. 17, and to allow a rear yard setback of three feet for Building No. 11 and two feet for Building No. 17.
   c) Lot No. 3: To allow a rear yard setback of zero feet for Building No. 3 and two feet for Building No. 6.
   d) Lot No. 4: To allow a rear yard setback of two feet for Building No. 2.
   e) Lot No. 5: To allow a rear yard setback of four feet for Building No. 15.
   f) Lot No. 6: To allow a side yard setback of three feet and a rear yard setback of six feet for Building Nos. 24 and 25.

   (Building Heights)
   a) Building Nos. 1 through 7, 10, 16, 18, and 19 through 23: To allow a maximum height of 36 feet and nine inches.
   b) Building Nos. 8, 9, 11 through 15, and 17: To allow a maximum height of 37 feet.
   c) Building No. 24: To allow a maximum height of 66 feet and four inches.
   d) Building No. 25: To allow a maximum height of 64 feet and eight inches.

   (Walls and Fences)
   a) Lot No. 2: To allow a wall/fence height up to eight feet within the required front yard setback.
   b) Lot Nos. 2, 3, 4, 5 and 6: To allow a wall/fence height up to eight feet within the required side yard setbacks.
   c) Lot Nos. 1 and 6: To allow a wall/fence height up to eight feet within the required rear yard setbacks.
   d) Lot Nos. 1, 3, 4 and 6: to allow a wall/fence height up to six feet within the required front yard setback.

10. Vesting Tentative Tract Map No. 068400 is a related request to create 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 12.1 gross acres.

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11. Approval of the vesting tentative tract map, CUP, housing permit and parking permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board"") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

12. The applicant's site plan, labeled Exhibit "A", depicts six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres. The site is designed with 19 townhouse buildings (each designed with either seven or eight dwelling units) along the site perimeter bordering single-family residences to the east, north and west. The townhouse units are designed to reduce in height as they approach the site perimeter adjoining the rear yards of the adjacent single-family residences. The center of the development contains a cluster of four townhouse buildings, a clubhouse building, outdoor pool and spa, playground and village green, all for common use by residents and guests. Also contained in the center is front-loaded guest and handicapped-accessible parking area along a private driveway/fire lane allowing access to the adjacent amenities and surrounding residences. The southerly portion of the development contains a "podium" structure design with two four-story condominium towers (one tower containing 75 units and the other 73 units), subterranean parking, a community center and three outdoor courtyards for common use. One of the two condo towers will be set aside for senior housing units. Internal circulation and access is provided by a private driveway and fire lane system with paved widths varying between 26 and 33 feet. This system includes both parallel and front-loaded guest parking spaces dispersed throughout the site, as well as a network of sidewalks offering pedestrian connectivity throughout the site and allowing offsite access to Live Oak and Mayflower. Landscaping is provided along the project perimeter to screen the development from adjacent views, and also within the development along the drives and sidewalks to provide shade and enhance the aesthetic appeal of the project.

13. The entire 12.1 gross acre subject property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 266 units). The project proposes 250 dwelling units, along with an additional 68 dwelling units as part of a density bonus authorized under the proposed discretionary housing permit, bringing the overall project total number of units to 318. The applicable density of the proposed project is 250 units (or 21 dwelling units per gross acre) which is consistent with the maximum under Category 3.

14. The subject property consists of C-3, R-3-P and R-A zoning.

15. Surrounding zoning within a 500-foot radius consists of the following:
    - North: R-A
    - East: R-A, C-3
    - South: R-3-P, C-3, A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)

- West: R-A

16. Surrounding land uses within a 500-foot radius consist of the following:
    - North: Single-family residences
    - East: Single-family residences, mobilehome park
    - South: Single-family residences, offices, retail, light industrial, parking, auto repair
    - West: Single-family residences

17. The project is consistent with the proposed R-3-22U-DP zoning classification. Attached multi-family residences are permitted in the R-3-22U-DP zone pursuant to Sections 22.20.260 and 22.40.040 of the County Code. The project also complies with the density provisions of the R-3-22U-DP zone, which allows a maximum of 250 (pre-density bonus) dwelling units on the subject property. With the associated CUP, the project will also comply with the DP zone.

18. Between October 2007 and October 2008, the applicant conducted outreach with nearby residents, the Monrovia-Arcadia-Duarte Town Council ("MAD"), and the adjacent jurisdictions of the City of Monrovia, City of Arcadia and the City of Irwindale. In summary, local residents were primarily concerned with privacy (i.e. building heights and setbacks) and traffic. With respect to privacy, the applicant, based on community feedback, has revised the project to incorporate a modest reduction in density (from 334 units to 318), reducing the building heights to one story along the property perimeter adjacent to single-family residences, removing windows facing the outer perimeter, and installing additional perimeter landscape screening. Regarding traffic, the project was redesigned to include a center island at the main entry gate along mayflower Avenue, restricting left turns and reducing negative neighborhood effects from "cut-through" traffic. Local residents also expressed some opposition to any proposed affordable and senior units, which would "reduce property values" and "increase emergency vehicle activity", respectively.

19. In October 2007, the applicant sent letters to the municipalities of Monrovia, Irwindale and Arcadia, summarizing the proposed development and requesting feedback. As of date, no correspondence has been received from these cities.

20. In April and October 2008, the applicant attended meetings with MAD, answering questions related to the estimated selling price of the proposed condominium units, the timing of the mobilehome park closure, traffic impacts, local school funding, headlight glare from egressing project traffic, and a second project entry from Live Oak Avenue. As of date, no direct correspondence has been received from MAD.

21. At the time of writing, two responses from local residents have been received, one of whom is a person taking care of an ill tenant currently residing within the mobilehome park. This person expressed a concern with the relocation assistance presented in the CIR, and whether the list of potential relocation areas has been updated within the last year. The second community member indicated a general concern about increased traffic, and also suggested that the new project should include "community gardens" and

"office park" features.

22. During the October 20, 2010 public hearing, the Commission heard a presentation from staff and testimony from the applicant. No other testimony was heard.

23. During the October 20, 2010 public hearing, the Commission discussed the proposed development and the following issues:

    [RESERVED]

24. On October 20, 2010, after hearing all testimony, the Commission closed the public hearing, approved the MND and MMP, approved Mobilehome Permit Case No. 201000003, Parking Permit Case No. 200800002, Housing Permit Case No. 201000001, Conditional Use Permit Case No. 200700073, and Vesting Tentative Tract Map No. 068400, and recommended to the Board approval of General Plan Amendment Case No. 200700002 and adoption of Zone Change Case No. 200700004.

25. The plan amendment is consistent with the goals and policies of the General Plan. The plan amendment allows a project that promotes urban revitalization, increases the supply and diversity of housing, increases the supply of senior housing, and promotes the efficient use of land through a more concentrated pattern of urban development.

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

27. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures except as otherwise modified, as shown on the vesting tentative tract map and Exhibit "A".

28. Compatibility with surrounding land uses will be ensured through the related zone change, parking permit, CUP, and subdivision.

29. 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.

30. The recommended plan amendment is needed in order to fulfill and implement General Plan policies to provide high-quality multi-family and senior housing in older urban neighborhoods.

31. The particular amendment is appropriate and proper because the proposed location of the development efficiently utilizes existing infrastructure and services, is compatible with surrounding uses, and will improve the quality of the neighborhood.

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32. Modified conditions warrant a revision to the General Plan. The area in question is in need of urban revitalization and conversion of a mostly vacant mobilehome park to a more beneficial land use.

33. Approval of the proposed plan amendment is in the best interest of the public health, safety and general welfare, as the area contains and/or the project proposes sufficient infrastructure and facilities to accommodate the development, to include street improvements, water supply, sewer connection, fire flow and fire access. The development is in conformity with good planning practices, as the development is necessary in order to fulfill General Plan goals related to urban revitalization and senior housing.

34. The plan amendment to Category 3 will allow new major development and investment in an older urbanized area in need of revitalization. Although adjacent portions along Live Oak Avenue are designated Category 1, most of the land uses along the north side of this corridor are commercial and not residential. Thus, the higher density is proposed adjacent to more intensive uses compatible with the proposed development. The project supports General Plan policy for increased multi-family housing in closer proximity to existing services and facilities, such as auto repair, offices, a furniture store, public library, restaurant and other retail businesses. Furthermore, the project supports general policy direction to direct new development "in a more concentrated urban pattern" away from undeveloped areas where growth is less appropriate (see General Goals, p. G-12, and Open Space Element, p. OS-1). Lastly, no significant environmental impacts are anticipated, and potential impacts will be reduced to less than significant with appropriate project mitigation measures.

35. The applicant has satisfied the "Burden of Proof" for the requested plan amendment.

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/no impacts with project mitigation for geotechnical, noise, air quality, sewer, traffic, drainage and grading, tenant relocation, and water conservation. Based on the Initial Study, a Mitigated Negative Declaration ("MND") has been prepared for this project. Mitigation measures are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such measures have been included in the Mitigation Monitoring Program ("MMP").

37. After consideration of the attached MND 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 approves the MND.

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.

39. 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 ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

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

1. Hold a public hearing to consider the above recommended general plan amendment; and

2. Certify that the MND has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Commission; and

3. Approve the MND and MMP prepared for the project and certify that it has reviewed and considered the information contained therein; and

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

5. Adopt General Plan Amendment Case No. 200700002 amending the Land Use Policy Map of the General Plan as depicted on the Exhibit attached hereto and described hereinabove.

I hereby certify that the foregoing was adopted unanimously by the voting members of the Regional Planning Commission of the County of Los Angeles on October 20, 2010.

_____
Commission Secretary
County of Los Angeles
Regional Planning Commission

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A RESOLUTION OF THE
REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
RELATING TO ZONE CHANGE CASE NO. 200700004

WHEREAS, the Los Angeles County Regional Planning Commission ("Commission") has conducted a public hearing regarding Zone Change Case No. 200700004, General Plan Amendment Case No. 200700002, Mobilehome Permit Case No. 201000003, Parking Permit Case No. 200800002, Housing Permit Case No. 201000001, Conditional Use Permit ("CUP") Case No. 200700073 and Vesting Tentative Tract Map No. 068400 on October 20, 2010; and

WHEREAS, the Commission finds as follows:

1. The subject site is located at 4241 Live Oak Avenue, within the South Arcadia Zoned District and the Fifth Supervisorial District of Los Angeles County.

2. The irregularly-shaped subject property is 12.1 gross acres (11.4 net acres) in size with gently-sloping topography. The subject property currently has a 228-unit mobilehome park ("Santa Anita Village"), still in operation, with 37 remaining units occupied.

3. Primary access to the subject property is from Live Oak Avenue, a 142-foot wide Major Highway as shown on the Los Angeles County Master Plan of Highways, with 120 feet of paved width and a 10-foot wide concrete median.

4. Zone Change Case No. 200700004 is a request to 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 Require Lot Area) zoning on the subject property to R-3-22U-DP (Limited Multiple Residence – 22 Dwelling Units Per Net Acre – Development Program). The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new CUP is first obtained.

5. General Plan Amendment Case No. 200700002 is a related request 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).

6. Mobilehome Permit Case No. 201000003 is a related request to consider a mobilehome park Closure Impact Report ("CIR").

7. Parking Permit Case No. 200800002 is a related request for shared and reciprocal parking among all proposed lots.

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8. Housing Permit Case No. 201000001 is a related request for a discretionary housing permit to allow a density bonus of 68 units (or 21 percent) with 75 units of senior housing set aside within the proposed development.

9. Conditional Use Permit Case No. 200700073 is a related request for the DP zone and onsite project grading exceeding 100,000 cubic yards of combined cut/fill (166,470 cubic yards cut, 132,670 cubic yards fill and 16,140 net cubic yards imported from offsite). Also proposed with the DP zone are the following modifications to the R-3 zone:

   (Building Setbacks)
   a) Lot No. 1: To allow a rear yard setback of 10 feet for Building No. 10.
   b) Lot No. 2: To allow a side yard setback of one foot for Building No. 17, and to allow a rear yard setback of three feet for Building No. 11 and two feet for Building No. 17.
   c) Lot No. 3: To allow a rear yard setback of zero feet for Building No. 3 and two feet for Building No. 6.
   d) Lot No. 4: To allow a rear yard setback of two feet for Building No. 2.
   e) Lot No. 5: To allow a rear yard setback of four feet for Building No. 15.
   f) Lot No. 6: To allow a side yard setback of three feet and a rear yard setback of six feet for Building Nos. 24 and 25.

   (Building Heights)
   a) Building Nos. 1 through 7, 10, 16, 18, and 19 through 23: To allow a maximum height of 36 feet and nine inches.
   b) Building Nos. 8, 9, 11 through 15, and 17: To allow a maximum height of 37 feet.
   c) Building No. 24: To allow a maximum height of 66 feet and four inches.
   d) Building No. 25: To allow a maximum height of 64 feet and eight inches.

   (Walls and Fences)
   a) Lot No. 2: To allow a wall/fence height up to eight feet within the required front yard setback.
   b) Lot Nos. 2, 3, 4, 5 and 6: To allow a wall/fence height up to eight feet within the required side yard setbacks.
   c) Lot Nos. 1 and 6: To allow a wall/fence height up to eight feet within the required rear yard setbacks.
   d) Lot Nos. 1, 3, 4 and 6: to allow a wall/fence height up to six feet within the required front yard setback.

10. Vesting Tentative Tract Map No. 068400 is a related request to create 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 12.1 gross acres.

11. Approval of the vesting tentative tract map, CUP, housing permit and parking permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board"") has approved the proposed general plan amendment and adopted an

ordinance effecting the proposed change of zone, and such ordinance has become effective.

12. The applicant's site plan, labeled Exhibit "A", depicts six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres. The site is designed with 19 townhouse buildings (each designed with either seven or eight dwelling units) along the site perimeter bordering single-family residences to the east, north and west. The townhouse units are designed to reduce in height as they approach the site perimeter adjoining the rear yards of the adjacent single-family residences. The center of the development contains a cluster of four townhouse buildings, a clubhouse building, outdoor pool and spa, playground and village green, all for common use by residents and guests. Also contained in the center is front-loaded guest and handicapped-accessible parking area along a private driveway/fire lane allowing access to the adjacent amenities and surrounding residences. The southerly portion of the development contains a "podium" structure design with two four-story condominium towers (one tower containing 75 units and the other 73 units), subterranean parking, a community center and three outdoor courtyards for common use. One of the two condo towers will be set aside for senior housing units. Internal circulation and access is provided by a private driveway and fire lane system with paved widths varying between 26 and 30 feet. This system includes both parallel and front-loaded guest parking spaces dispersed throughout the site, as well as a network of sidewalks offering pedestrian connectivity throughout the site and allowing offsite access to Live Oak and Mayflower. Landscaping is provided along the project perimeter to screen the development from adjacent views, and also within the development along the drives and sidewalks to provide shade and enhance the aesthetic appeal of the project.

13. The entire 12.1 gross acre subject property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 266 units). The project proposes 250 dwelling units, along with an additional 68 dwelling units as part of a density bonus authorized under the proposed discretionary housing permit, bringing the overall project total number of units to 318. The applicable density of the proposed project is 250 units (or 21 dwelling units per gross acre) which is consistent with the maximum under Category 3.

14. The subject property consists of C-3, R-3-P and R-A zoning.

15. Surrounding zoning within a 500-foot radius consists of the following:
    - North: R-A
    - East: R-A, C-3
    - South: R-3-P, C-3, A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)
    - West: R-A

16. Surrounding land uses within a 500-foot radius consist of the following:

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- North: Single-family residences
- East: Single-family residences, mobilehome park
- South: Single-family residences, offices, retail, light industrial, parking, auto repair
- West: Single-family residences

17. Surrounding land uses within a 500-foot radius consist of the following:
    - North: Single-family residences
    - East: Single-family residences, mobilehome park
    - South: Single-family residences, offices, retail, light industrial, parking, auto repair
    - West: Single-family residences

18. The project is consistent with the proposed R-3-22U-DP zoning classification. Attached multi-family residences are permitted in the R-3-22U-DP zone pursuant to Sections 22.20.260 and 22.40.040 of the County Code. The project also complies with the density provisions of the R-3-22U-DP zone, which allows a maximum of 250 (pre-density bonus) dwelling units on the subject property. With the associated CUP, the project will also comply with the DP zone.

19. Between October 2007 and October 2008, the applicant conducted outreach with nearby residents, the Monrovia-Arcadia-Duarte Town Council ("MAD"), and the adjacent jurisdictions of the City of Monrovia, City of Arcadia and the City of Irwindale. In summary, local residents were primarily concerned with privacy (i.e. building heights and setbacks) and traffic. With respect to privacy, the applicant, based on community feedback, has revised the project to incorporate a modest reduction in density (from 334 units to 318), reducing the building heights to one story along the property perimeter adjacent to single-family residences, removing windows facing the outer perimeter, and installing additional perimeter landscape screening. Regarding traffic, the project was redesigned to include a center island at the main entry gate along mayflower Avenue, restricting left turns and reducing negative neighborhood effects from "cut-through" traffic. Local residents also expressed some opposition to any proposed affordable and senior units, which would "reduce property values" and "increase emergency vehicle activity", respectively.

20. In October 2007, the applicant sent letters to the municipalities of Monrovia, Irwindale and Arcadia, summarizing the proposed development and requesting feedback. As of date, no correspondence has been received from these cities.

21. In April and October 2008, the applicant attended meetings with MAD, answering questions related to the estimated selling price of the proposed condominium units, the timing of the mobilehome closure, traffic impacts, local school funding, headlight glare from egressing project traffic, and a second project entry from Live Oak Avenue. As of date, no direct correspondence has been received from MAD.

22. At the time of writing, two responses from local residents have been received, one of whom is a person taking care of an ill tenant currently residing within the mobilehome

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park. This person expressed a concern with the relocation assistance presented in the CIR, and whether the list of potential relocation areas has been updated within the last year. The second community member indicated a general concern about increased traffic, and also suggested that the new project should include "community gardens" and "office park" features.

23. During the October 20, 2010 public hearing, the Commission heard a presentation from staff and testimony from the applicant. No other testimony was heard.

24. During the October 20, 2010 public hearing, the Commission discussed the proposed development and the following issues:

    [RESERVED]

25. On October 20, 2010, after hearing all testimony, the Commission closed the public hearing, approved the MND and MMP, approved Mobilehome Permit Case No. 201000003, Parking Permit Case No. 200800002, Housing Permit Case No. 201000001, Conditional Use Permit Case No. 200700073, and Vesting Tentative Tract Map No. 068400, and recommended to the Board approval of General Plan Amendment Case No. 200700002 and adoption of Zone Change Case No. 200700004.

26. The zone change is consistent with the goals and policies of the General Plan. The zone change allows a project that promotes urban revitalization, increases the supply and diversity of housing, increases the supply of senior 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, Fire, 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, as shown on the vesting tentative tract map and Exhibit "A".

29. Compatibility with surrounding land uses will be ensured through the related plan amendment, parking permit, CUP, and subdivision.

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 zone change is needed in order to fulfill and implement General Plan policies to provide high-quality multi-family and senior housing in older urban neighborhoods.

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32. The particular zone change is appropriate and proper because the proposed location of the development efficiently utilizes existing infrastructure and services, is compatible with surrounding uses, and will improve the quality of the neighborhood.

33. Modified conditions warrant a zone change. The area in question is in need of urban revitalization and conversion of a mostly vacant mobilehome park to a more beneficial land use.

34. Approval of the proposed zone change is in the best interest of the public health, safety and general welfare, as the area contains and/or the project proposes sufficient infrastructure and facilities to accommodate the development, to include street improvements, water supply, sewer connection, fire flow and fire access. The development is in conformity with good planning practices, as the development is necessary in order to fulfill General Plan goals related to urban revitalization and senior housing.

35. The zone change to R-3-22U-DP will facilitate needed urban revitalization by allowing attached multi-family residences to be constructed. The proposed zoning is consistent with neighboring C-3 zoning to the south (a comparable intensity of use). The 2.3 acres of existing R-3-P zoning on the property is of the same intensity as the proposed R-3-22U-DP zoning, and this area will contain a significant portion of the larger multi-family buildings being proposed. This demonstrates a thoughtful project design aimed at minimizing neighborhood impacts while at the same time achieving a significant investment in the community. Lastly, the DP-CUP required with the zone change will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area.

36. The applicant has satisfied the "Burden of Proof" for the requested zone change.

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/no impacts with project mitigation for geotechnical, noise, air quality, sewer, traffic, drainage and grading, tenant relocation, and water conservation. Based on the Initial Study, a Mitigated Negative Declaration ("MND") has been prepared for this project. Mitigation measures are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such measures have been included in the Mitigation Monitoring Program ("MMP").

38. After consideration of the attached MND 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 approves the MND.

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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 ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

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

1. Hold a public hearing to consider the above recommended zone change; and

2. Certify that the MND has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Commission; and

3. Approve the MND and MMP prepared for the project and certify that it has reviewed and considered the information contained therein; and

4. Find that the recommended zone change is consistent with the goals, policies and programs of the General Plan; and

5. Adopt Zone Change Case No. 200700004 amending the Los Angeles County Zoning Ordinance as depicted on the Exhibit attached hereto and described herein above.

I hereby certify that the foregoing was adopted unanimously by the voting members of the Regional Planning Commission of the County of Los Angeles on October 20, 2010.

_____
Commission Secretary
County of Los Angeles
Regional Planning Commission

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FINDINGS OF THE LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION PROJECT NO. TR068400-(5) MOBILEHOME PERMIT CASE NO. 201000003

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Mobilehome Permit Case No. 201000003 on October 20, 2010. Mobilehome Permit Case No. 201000003 was heard concurrently with General Plan Amendment Case No. 200700002, Zone Change Case No. 200700004, Parking Permit Case No. 200800002, Housing Permit Case No. 201000001, CUP Case No. 200700073 and Vesting Tentative Tract Map No. 068400.

2. Mobilehome Permit Case No. 201000003 is a request to consider a mobilehome park Closure Impact Report ("CIR") for the Santa Anita Village mobilehome park ("park"), pursuant to the Section 66427 of the Subdivision Map Act ("Map Act") and Title 8.57.300 of the Los Angeles County Code ("County Code").

3. The park is located at 4241 Live Oak Avenue, within the South Arcadia Zoned District and the Fifth Supervisorial District of Los Angeles County.

4. General Plan Amendment Case No. 200700002 is a related request 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).

5. Zone Change Case No. 200700004 is a related request to 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 Dwelling Units Per Net Acre – Development Program).The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new CUP is first obtained.

6. Parking Permit Case No. 200800002 is a related request for shared and reciprocal parking among all proposed lots.

7. Housing Permit Case No. 201000001 is a related request for a discretionary housing permit to allow a density bonus of 68 units (or 21 percent) with 75 units of senior housing set aside within the proposed development.

8. Conditional Use Permit Case No. 200700073 is a related request for the DP zone and onsite project grading exceeding 100,000 cubic yards of combined cut/fill (166,470 cubic yards cut, 132,670 cubic yards fill and 16,140 net cubic yards imported from offsite).

9. Vesting Tentative Tract Map No. 068400 is a related request to create 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 12.1 gross acres.

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10. The owner intends to close the park in conjunction with the approval of the aforementioned land entitlements authorizing a 318-unit multi-family condominium development over the entire 12.1 gross acre park site. Closure of the park will allow the property to be developed according to the conditions of the approved entitlements.

11. Closure of the park requires that the applicant submit a CIR to Regional Planning. The CIR was prepared by Overland, Pacific, & Cutler, Inc. The relocation costs were calculated using the Los Angeles County Community Development Commission ("CDC") guidelines for Mobilehome Park Closure/Conversion, adopted in 1991 by the Los Angeles County Board of Supervisors. The adopted CDC guidelines included information related to relocation benefits. The relocation benefits offered in the CIR were adjusted to reflect 2010 rates of inflation and cost of living increases by using the U.S. Department of Labor Bureau of Labor Statistics, Los Angeles-Riverside-Orange County, California Consumer Price Index, which equated to a 59.7 percent increase from the 1991 rates listed in the CDC guidelines.

12. Under a third-party agreement with the County and the applicant, Epic Land Solutions, Inc. ("Epic") was retained to review the CIR and determine its compliance with State and County relocation regulations.

13. Upon review, Epic concluded that the CIR was found to be in compliance with all applicable regulations. In addition, Epic recommended the following:

    a. That photos of coaches that have to be relocated be included in the CIR to help document the conditions of the park prior to closure; and

    b. That additional information on temporary housing be included in the CIR for those households which may have a more difficult time finding a replacement.

    These additional requirements and information have been attached in an addendum to the CIR.

14. Staff has reviewed the CIR and found it to be in compliance with State and County regulations. The CIR sufficiently addresses the availability of adequate replacement housing in other mobilehome parks and sufficiently addresses relocation costs for each resident of the mobilehome park. The CIR specifies steps to be taken by management to mitigate any adverse impact of the proposed closure on the residents who will be displaced.

15. Pursuant to the provisions of Sections 8.57.300(D)3 of the County Code, the management and residents of the mobilehome park were appropriately notified of the public hearing by mail.

16. 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 at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section of Regional Planning.

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BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

A. That that the CIR contains all information required by Section 66427 of the Map Act and Title 8.57.300 of the County Code.

B. That upon review of the relocation benefits detailed in the CIR, finds that the benefits proposed are consistent with the County guidelines adopted in 1991.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Approves Mobilehome Permit Case No. 201000003 and the CIR subject to the attached conditions.

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DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. TR068400-(5)
MOBILEHOME PERMIT CASE NO. 201000003 **Exhibit "A" Date: January 7, 2009**

DRAFT CONDITIONS:

The Santa Anita Village Mobilehome Park ("park") Closure Impact Report ("CIR") is approved, subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.

2. 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 of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 13. Notwithstanding the foregoing, this Condition No. 2, and Condition Nos. 3 and 4 shall be effective immediately upon final approval of this grant by the County.

3. 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 fully cooperate in the defense.

4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten (10) days of the filing pay Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to 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.

   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.

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. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 068400. In the event that Vesting Tentative Tract Map No. 068400 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.

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 property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.

8. The permittee or successor in interest shall implement all mitigation measures as specified in the CIR and CIR Addendum, prepared by Overland, Pacific & Cutler, Inc., including but not limited to monetary and advisory assistance. Such mitigation measures are incorporated herein by reference.

9. The permittee or successor in interest shall convert, close, or cease the use of the park within 36 months after the date of final map recordation. If the permittee has failed to convert, close, or cease the use of the park within 36 months, the approval of the impact report shall become null and void. Thereafter, the permittee shall not convert, close or cease the use of the park until such time as a new impact report is approved. However, upon application of the management, filed with the Regional Planning Commission ("Commission") on or before the date of expiration, the impact report may be extended by the Commission up to an additional 36 months. An application for an extension shall be subject to the notice and hearing procedures described in subdivision 3 of subsection (D) of Section 8.57.300.

10. Any time prior to the closure of the park, the Commission may, in its discretion, and upon good cause shown, initiate proceedings for the revocation or amendment of a CIR. Good cause may include, but is not limited to, change of circumstances that render the conditions or requirements of the CIR no longer necessary or appropriate, negligent or fraudulent misrepresentation of fact relating to the CIR, or noncompliance with the conditions of the CIR. Prior to revoking or amending a CIR, the Commission shall conduct a hearing in accordance with the procedures set forth in subdivision 3 of subsection (D) of Section 8.57.300. Upon revocation, the permittee or successor in interest shall not convert, close or cease the use of the park until such time as a new CIR is approved. Such revocation or amendment is subject to the same request for hearing as is provided in subdivision 5 of subsection (D) of Section 8.57.300.

11. The subject property shall be maintained and operated 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.

12. If any inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts

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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 additional inspections shall be the amount equal to the recovery cost at the time of payment (currently $200 per inspection).

13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

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FINDINGS OF THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
FOR PARKING PERMIT CASE NO. 200800002

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Parking Permit Case No. 200800002 on October 20, 2010. Parking Permit Case No. 200800002 was heard concurrently with General Plan Amendment Case No. 200700002, Zone Change Case No. 200700004, Mobilehome Permit Case No. 201000003, Conditional Use Permit ("CUP") Case No. 200700073, Housing Permit Case No. 201000001, and Vesting Tentative Tract Map No. 068400.

2. The subject site is located at 4241 Live Oak Avenue, within the South Arcadia Zoned District and the Fifth Supervisorial District of Los Angeles County.

3. The irregularly-shaped subject property is 12.1 gross acres (11.4 net acres) in size with gently-sloping topography. The subject property currently has a 228-unit mobilehome park ("Santa Anita Village"), still in operation, with 37 remaining units occupied.

4. Primary access to the subject property is from Live Oak Avenue, a 142-foot wide Major Highway as shown on the Los Angeles County Master Plan of Highways, with 120 feet of paved width and a 10-foot wide concrete median.

5. Parking Permit Case No. 200800002 is a request for shared and reciprocal parking among all proposed lots.

6. General Plan Amendment Case No. 200700002 is a related request 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).

7. Zone Change Case No. 200700004 is a related request to 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 Require Lot Area) zoning on the subject property to R-3-22U-DP (Limited Multiple Residence – 22 Dwelling Units Per Net Acre – Development Program) The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new CUP is first obtained.

8. Mobilehome Permit Case No. 201000003 is a related request to consider a mobilehome park Closure Impact Report ("CIR").

9. Housing Permit Case No. 201000001 is a related request for a discretionary housing permit to allow a density bonus of 68 units (or 21 percent) with 75 units of senior housing set aside within the proposed development.

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10. Conditional Use Permit Case No. 200700073 is a related request for the DP zone and onsite project grading exceeding 100,000 cubic yards of combined cut/fill (166,470 cubic yards cut, 132,670 cubic yards fill and 16,140 net cubic yards imported from offsite). Also proposed with the DP zone are the following modifications to the R-3 zone:

    (Building Setbacks)
    a) Lot No. 1: To allow a rear yard setback of 10 feet for Building No. 10.
    b) Lot No. 2: To allow a side yard setback of one foot for Building No. 17, and to allow a rear yard setback of three feet for Building No. 11 and two feet for Building No. 17.
    c) Lot No. 3: To allow a rear yard setback of zero feet for Building No. 3 and two feet for Building No. 6.
    d) Lot No. 4: To allow a rear yard setback of two feet for Building No. 2.
    e) Lot No. 5: To allow a rear yard setback of four feet for Building No. 15.
    f) Lot No. 6: To allow a side yard setback of three feet and a rear yard setback of six feet for Building Nos. 24 and 25.

    (Building Heights)
    a) Building Nos. 1 through 7, 10, 16, 18, and 19 through 23: To allow a maximum height of 36 feet and nine inches.
    b) Building Nos. 8, 9, 11 through 15, and 17: To allow a maximum height of 37 feet.
    c) Building No. 24: To allow a maximum height of 66 feet and four inches.
    d) Building No. 25: To allow a maximum height of 64 feet and eight inches.

    (Walls and Fences)
    a) Lot No. 2: To allow a wall/fence height up to eight feet within the required front yard setback.
    b) Lot Nos. 2, 3, 4, 5 and 6: To allow a wall/fence height up to eight feet within the required side yard setbacks.
    c) Lot Nos. 1 and 6: To allow a wall/fence height up to eight feet within the required rear yard setbacks.
    d) Lot Nos. 1, 3, 4 and 6: to allow a wall/fence height up to six feet within the required front yard setback.

11. Vesting Tentative Tract Map No. 068400 is a related request to create 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 12.1 gross acres.

12. Approval of the vesting tentative tract map, CUP, housing permit and parking permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board"") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

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13. The applicant's site plan, labeled Exhibit "A", depicts six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres. The site is designed with 19 townhouse buildings (each designed with either seven or eight dwelling units) along the site perimeter bordering single-family residences to the east, north and west. The townhouse units are designed to reduce in height as they approach the site perimeter adjoining the rear yards of the adjacent single-family residences. The center of the development contains a cluster of four townhouse buildings, a clubhouse building, outdoor pool and spa, playground and village green, all for common use by residents and guests. Also contained in the center is front-loaded guest and handicapped-accessible parking area along a private driveway/fire lane allowing access to the adjacent amenities and surrounding residences. The southerly portion of the development contains a "podium" structure design with two four-story condominium towers (one tower containing 75 units and the other 73 units), subterranean parking, a community center and three outdoor courtyards for common use. One of the two condo towers will be set aside for senior housing units. Internal circulation and access is provided by a private driveway and fire lane system with paved widths varying between 26 and 33 feet. This system includes both parallel and front-loaded guest parking spaces dispersed throughout the site, as well as a network of sidewalks offering pedestrian connectivity throughout the site and allowing offsite access to Live Oak and Mayflower. Landscaping is provided along the project perimeter to screen the development from adjacent views, and also within the development along the drives and sidewalks to provide shade and enhance the aesthetic appeal of the project.

14. The entire 12.1 gross acre subject property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 266 units). The project proposes 250 dwelling units, along with an additional 68 dwelling units as part of a density bonus authorized under the proposed discretionary housing permit, bringing the overall project total number of units to 318. The applicable density of the proposed project is 250 units (or 21 dwelling units per gross acre) which is consistent with the maximum under Category 3.

15. The subject property consists of C-3, R-3-P and R-A zoning.

16. Surrounding zoning within a 500-foot radius consists of the following:
    - North: R-A
    - East: R-A, C-3
    - South: R-3-P, C-3, A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)
    - West: R-A

17. Surrounding land uses within a 500-foot radius consist of the following:
    - North: Single-family residences
    - East: Single-family residences, mobilehome park

- South: Single-family residences, offices, retail, light industrial, parking, auto repair
- West: Single-family residences

18. The project is consistent with the proposed R-3-22U-DP zoning classification. Attached multi-family residences are permitted in the R-3-22U-DP zone pursuant to Sections 22.20.260 and 22.40.040 of the County Code. The project also complies with the density provisions of the R-3-22U-DP zone, which allows a maximum of 250 (pre-density bonus) dwelling units on the subject property. With the associated CUP, the project will also comply with the DP zone.

19. Between October 2007 and October 2008, the applicant conducted outreach with nearby residents, the Monrovia-Arcadia-Duarte Town Council ("MAD"), and the adjacent jurisdictions of the City of Monrovia, City of Arcadia and the City of Irwindale. In summary, local residents were primarily concerned with privacy (i.e. building heights and setbacks) and traffic. With respect to privacy, the applicant, based on community feedback, has revised the project to incorporate a modest reduction in density (from 334 units to 318), reducing the building heights to one story along the property perimeter adjacent to single-family residences, removing windows facing the outer perimeter, and installing additional perimeter landscape screening. Regarding traffic, the project was redesigned to include a center island at the main entry gate along mayflower Avenue, restricting left turns and reducing negative neighborhood effects from "cut-through" traffic. Local residents also expressed some opposition to any proposed affordable and senior units, which would "reduce property values" and "increase emergency vehicle activity", respectively.

20. In October 2007, the applicant sent letters to the municipalities of Monrovia, Irwindale and Arcadia, summarizing the proposed development and requesting feedback. As of date, no correspondence has been received from these cities.

21. In April and October 2008, the applicant attended meetings with MAD, answering questions related to the estimated selling price of the proposed condominium units, the timing of the mobile home closure, traffic impacts, local school funding, headlight glare from egressing project traffic, and a second project entry from Live Oak Avenue. As of date, no direct correspondence has been received from MAD.

22. At the time of writing, two responses from local residents have been received, one of whom is a person taking care of an ill tenant currently residing within the mobile home park. This person expressed a concern with the relocation assistance presented in the CIR, and whether the list of potential relocation areas has been updated within the last year. The second community member indicated a general concern about increased traffic, and also suggested that the new project should include "community gardens" and "office park" features.

23. During the October 20, 2010 public hearing, the Commission heard a presentation from staff and testimony from the applicant. No other testimony was heard.

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24. During the October 20, 2010 public hearing, the Commission discussed the proposed development and the following issues:

    [RESERVED]

25. On October 20, 2010, after hearing all testimony, the Commission closed the public hearing, approved the MND and MMP, approved Mobile Home Permit Case No. 201000003, Parking Permit Case No. 200800002, Housing Permit Case No. 201000001, Conditional Use Permit Case No. 200700073, and Vesting Tentative Tract Map No. 068400, and recommended to the Board approval of General Plan Amendment Case No. 200700002 and adoption of Zone Change Case No. 200700004.

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

27. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures except as otherwise modified, as shown on the vesting tentative tract map and Exhibit "A".

28. Compatibility with surrounding land uses will be ensured through the related zone change, CUP, and subdivision.

29. 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.

30. Although three individual lots will not contain the minimum number of parking spaces required within the lot, the overall development will contain more than the required amount of parking. No offsite or shared parking is proposed or required. All required parking will be contained onsite, and designed in such a manner to be conveniently accessible to guests and conducive to a more sensitive project design, that, for example, does not propose large open parking lots or above-ground parking structures within the project site. These factors demonstrate the need of a parking permit to accommodate a well-designed project that minimizes impacts both in the surrounding area and within the development.

31. The applicant has satisfied the "Burden of Proof" for the requested parking permit.

32. The proposed use is subject to the development standards and requirements applicable to the R-3-22U-DP zone, as set forth in Sections 22.20.260 through 22.20.330 of the County Code, as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080 of the County Code.

33. The applicant has submitted an application, site plan, and other information which complies with the requirements of Section 22.56.1010 of the County Code.

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34. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified less than significant/no impacts with project mitigation for geotechnical, noise, air quality, sewer, traffic, drainage and grading, tenant relocation, and water conservation. Based on the Initial Study, a Mitigated Negative Declaration ("MND") has been prepared for this project. Mitigation measures are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such measures have been included in the Mitigation Monitoring Program ("MMP").

35. After consideration of the attached MND 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 approves the MND.

36. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.

37. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning ("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 there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52;

B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces;

C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking lots will provide the required parking for uses;

D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property; and

E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features

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prescribed in this ordinance.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a parking permit as set forth in Sections 22.56.1020 and 22.56.1060, Title 22, of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, Parking Permit Case No. 200800002 is approved, subject to the attached conditions established by the Commission.

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DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. TR068400-(5)
PARKING PERMIT CASE NO. 200800002 **Exhibit "A" Date: January 7, 2009**

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This grant authorizes less than the required amount of guest and handicapped-accessible parking on Lot Nos. 2, 3 and 5 as shown on the Exhibit "A" dated January 7, 2009.

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.

2. 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 of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9, 20 and 22. Notwithstanding the foregoing, this Condition No. 2, and Condition Nos. 3, 4 and 20 shall be effective immediately upon final approval of this grant by the County.

3. 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 fully cooperate in the defense.

4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten (10) days of the filing pay Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to 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.

   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.

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.

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6. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 068400. In the event that Vesting Tentative Tract Map No. 068400 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.

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 property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.

8. The subject property shall be maintained and operated 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.

9. If any inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional 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 additional inspections shall be the amount equal to the recovery cost at the time of payment (currently $200 per inspection).

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

12. The subject property shall be maintained in substantial conformance with the plans marked Exhibit "A." In the event that subsequent revised plans are required, the permittee shall submit four (4) copies of the proposed plans to the Director of Regional Planning for review and approval. All revised plans must be accompanied by the written authorization of the property owner.

13. The subject property shall be developed, maintained, and operated 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, or to exercise reasonable

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oversight of tenants or other so that development or activities not in full compliance are allowed to continue unabated, shall be a violation of these conditions.

14. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the development on the premises or that do not provide pertinent information about said premises.

15. In the event of graffiti or other extraneous markings occurring, 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

16. The permittee or successor in interest shall continuously maintain the property in a neat, clean, and healthful condition, free of litter and debris, to the satisfaction of Regional Planning.

17. A minimum of 746 automobile parking spaces, as depicted on the approved Exhibit "A" (dated January 7, 2009) 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 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. No inoperable vehicles shall be parked or stored in any required parking spaces.

18. Within five days of the tentative map approval date, the subdivider or successor in interest shall remit processing fees (currently $2, 085.25) 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.

19. 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 attaching the MMP, and submit a draft copy to Regional Planning for approval prior to recording of the covenant, 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.

20. The permittee shall deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the permittee'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.

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FINDINGS OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES FOR HOUSING PERMIT CASE NO. 201000001

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Housing Permit Case No. 201000001 on October 20, 2010. Housing Permit Case No. 201000001 was heard concurrently with General Plan Amendment Case No. 200700002, Zone Change Case No. 200700004, Mobilehome Permit Case No. 201000003, Conditional Use Permit ("CUP") Case No. 200700073, Parking Permit Case No. 200800002 and Vesting Tentative Tract Map No. 068400.

2. The subject site is located at 4241 Live Oak Avenue, within the South Arcadia Zoned District and the Fifth Supervisorial District of Los Angeles County.

3. The irregularly-shaped subject property is 12.1 gross acres (11.4 net acres) in size with gently-sloping topography. The subject property currently has a 228-unit mobilehome park ("Santa Anita Village"), still in operation, with 37 remaining units occupied.

4. Primary access to the subject property is from Live Oak Avenue, a 142-foot wide Major Highway as shown on the Los Angeles County Master Plan of Highways, with 120 feet of paved width and a 10-foot wide concrete median.

5. General Plan Amendment Case No. 200700002 is a request 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).

6. Zone Change Case No. 200700004 is a related request to 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 Require Lot Area) zoning on the subject property to R-3-22U-DP (Limited Multiple Residence – 22 Dwelling Units Per Net Acre – Development Program).The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new CUP is first obtained.

7. Mobilehome Permit Case No. 201000003 is a related request to consider a mobilehome park Closure Impact Report ("CIR").

8. Parking Permit Case No. 200800002 is a related request for shared and reciprocal parking among all proposed lots.

9. Housing Permit Case No. 201000001 is a related request for a discretionary housing permit to allow a density bonus of 68 units (or 21 percent) with 75 units of senior housing set aside within the proposed development.

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10. Conditional Use Permit Case No. 200700073 is a related request for the DP zone and onsite project grading exceeding 100,000 cubic yards of combined cut/fill (166,470 cubic yards cut, 132,670 cubic yards fill and 16,140 net cubic yards imported from offsite). Also proposed with the DP zone are the following modifications to the R-3 zone:

    (Building Setbacks)
    a) Lot No. 1: To allow a rear yard setback of 10 feet for Building No. 10.
    b) Lot No. 2: To allow a side yard setback of one foot for Building No. 17, and to allow a rear yard setback of three feet for Building No. 11 and two feet for Building No. 17.
    c) Lot No. 3: To allow a rear yard setback of zero feet for Building No. 3 and two feet for Building No. 6.
    d) Lot No. 4: To allow a rear yard setback of two feet for Building No. 2.
    e) Lot No. 5: To allow a rear yard setback of four feet for Building No. 15.
    f) Lot No. 6: To allow a side yard setback of three feet and a rear yard setback of six feet for Building Nos. 24 and 25.

    (Building Heights)
    a) Building Nos. 1 through 7, 10, 16, 18, and 19 through 23: To allow a maximum height of 36 feet and nine inches.
    b) Building Nos. 8, 9, 11 through 15, and 17: To allow a maximum height of 37 feet.
    c) Building No. 24: To allow a maximum height of 66 feet and four inches.
    d) Building No. 25: To allow a maximum height of 64 feet and eight inches.

    (Walls and Fences)
    a) Lot No. 2: To allow a wall/fence height up to eight feet within the required front yard setback.
    b) Lot Nos. 2, 3, 4, 5 and 6: To allow a wall/fence height up to eight feet within the required side yard setbacks.
    c) Lot Nos. 1 and 6: To allow a wall/fence height up to eight feet within the required rear yard setbacks.
    d) Lot Nos. 1, 3, 4 and 6: to allow a wall/fence height up to six feet within the required front yard setback.

11. Vesting Tentative Tract Map No. 068400 is a related request to create 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 12.1 gross acres.

12. Approval of the vesting tentative tract map, CUP, housing permit and parking permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board"") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

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13. The applicant's site plan, labeled Exhibit "A", depicts six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres. The site is designed with 19 townhouse buildings (each designed with either seven or eight dwelling units) along the site perimeter bordering single-family residences to the east, north and west. The townhouse units are designed to reduce in height as they approach the site perimeter adjoining the rear yards of the adjacent single-family residences. The center of the development contains a cluster of four townhouse buildings, a clubhouse building, outdoor pool and spa, playground and village green, all for common use by residents and guests. Also contained in the center is front-loaded guest and handicapped-accessible parking area along a private driveway/fire lane allowing access to the adjacent amenities and surrounding residences. The southerly portion of the development contains a "podium" structure design with two four-story condominium towers (one tower containing 75 units and the other 73 units), subterranean parking, a community center and three outdoor courtyards for common use. One of the two condo towers will be set aside for senior housing units. Internal circulation and access is provided by a private driveway and fire lane system with paved widths varying between 26 and 33 feet. This system includes both parallel and front-loaded guest parking spaces dispersed throughout the site, as well as a network of sidewalks offering pedestrian connectivity throughout the site and allowing offsite access to Live Oak and Mayflower. Landscaping is provided along the project perimeter to screen the development from adjacent views, and also within the development along the drives and sidewalks to provide shade and enhance the aesthetic appeal of the project.

14. The entire 12.1 gross acre subject property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 266 units). The project proposes 250 dwelling units, along with an additional 68 dwelling units as part of a density bonus authorized under the proposed discretionary housing permit, bringing the overall project total number of units to 318. The applicable density of the proposed project is 250 units (or 21 dwelling units per gross acre) which is consistent with the maximum under Category 3.

15. The subject property consists of C-3, R-3-P and R-A zoning.

16. Surrounding zoning within a 500-foot radius consists of the following:
    - North: R-A
    - East: R-A, C-3
    - South: R-3-P, C-3, A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)
    - West: R-A

17. Surrounding land uses within a 500-foot radius consist of the following:
    - North: Single-family residences
    - East: Single-family residences, mobilehome park

- South: Single-family residences, offices, retail, light industrial, parking, auto repair
- West: Single-family residences

18. The project is consistent with the proposed R-3-22U-DP zoning classification. Attached multi-family residences are permitted in the R-3-22U-DP zone pursuant to Sections 22.20.260 and 22.40.040 of the County Code. The project also complies with the density provisions of the R-3-22U-DP zone, which allows a maximum of 250 (pre-density bonus) dwelling units on the subject property. With the associated CUP, the project will also comply with the DP zone.

19. Between October 2007 and October 2008, the applicant conducted outreach with nearby residents, the Monrovia-Arcadia-Duarte Town Council ("MAD"), and the adjacent jurisdictions of the City of Monrovia, City of Arcadia and the City of Irwindale. In summary, local residents were primarily concerned with privacy (i.e. building heights and setbacks) and traffic. With respect to privacy, the applicant, based on community feedback, has revised the project to incorporate a modest reduction in density (from 334 units to 318), reducing the building heights to one story along the property perimeter adjacent to single-family residences, removing windows facing the outer perimeter, and installing additional perimeter landscape screening. Regarding traffic, the project was redesigned to include a center island at the main entry gate along mayflower Avenue, restricting left turns and reducing negative neighborhood effects from "cut-through" traffic. Local residents also expressed some opposition to any proposed affordable and senior units, which would "reduce property values" and "increase emergency vehicle activity", respectively.

20. In October 2007, the applicant sent letters to the municipalities of Monrovia, Irwindale and Arcadia, summarizing the proposed development and requesting feedback. As of date, no correspondence has been received from these cities.

21. In April and October 2008, the applicant attended meetings with MAD, answering questions related to the estimated selling price of the proposed condominium units, the timing of the mobile home closure, traffic impacts, local school funding, headlight glare from egressing project traffic, and a second project entry from Live Oak Avenue. As of date, no direct correspondence has been received from MAD.

22. At the time of writing, two responses from local residents have been received, one of whom is a person taking care of an ill tenant currently residing within the mobile home park. This person expressed a concern with the relocation assistance presented in the CIR, and whether the list of potential relocation areas has been updated within the last year. The second community member indicated a general concern about increased traffic, and also suggested that the new project should include "community gardens" and "office park" features.

23. During the October 20, 2010 public hearing, the Commission heard a presentation from staff and testimony from the applicant. No other testimony was heard.

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24. During the October 20, 2010 public hearing, the Commission discussed the proposed development and the following issues:

    [RESERVED]

25. On October 20, 2010, after hearing all testimony, the Commission closed the public hearing, approved the MND and MMP, approved Mobile Home Permit Case No. 201000003, Parking Permit Case No. 200800002, Housing Permit Case No. 201000001, Conditional Use Permit Case No. 200700073, and Vesting Tentative Tract Map No. 068400, and recommended to the Board approval of General Plan Amendment Case No. 200700002 and adoption of Zone Change Case No. 200700004.

26. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures except as otherwise modified, as shown on the vesting tentative tract map and Exhibit "A".

27. Compatibility with surrounding land uses will be ensured through the related General Plan amendment, zone change, parking permit, CUP, and subdivision.

28. 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.

29. The proposed senior units are integrated into a multi-family residential development that is compatible with the surrounding area, and has a high-quality of design with many onsite amenities such as a community center, pool, spa, courtyards, guest parking, handicap parking and a village green, all conveniently accessible by seniors. The project site is a short walking distance away from facilities such as a public library and bus transit stops located on Live Oak Avenue. The 75 set-aside units reserved for seniors constitute more than 30 percent of the overall units within the development and will greatly assist the County in meeting its senior housing needs.

30. The applicant has satisfied the "Burden of Proof" for the requested housing permit.

31. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified less than significant/no impacts with project mitigation for geotechnical, noise, air quality, sewer, traffic, drainage and grading, tenant relocation, and water conservation. Based on the Initial Study, a Mitigated Negative Declaration ("MND") has been prepared for this project. Mitigation measures are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such measures have been included in the Mitigation Monitoring Program ("MMP").

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32. After consideration of the attached MND 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 approves the MND.

33. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.

34. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning ("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 requested use at the location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be 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.

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.

C. 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.

D. That the proposed project at the location proposed has been designed to be complementary to the surrounding area in terms of land use patterns and design.

E. That the proposed project will assist in satisfying housing needs, and is viable in terms of continuing availability to meet such housing needs.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a housing permit as set forth in Sections 22.56.1020 and 22.56.1060, Title 22, of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, Housing Permit Case No. 201000001 is approved, subject to the attached conditions established by the Commission.

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DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. TR068400-(5)
HOUSING PERMIT CASE NO. 201000001 **Exhibit "A" Date: January 7, 2009**

DRAFT CONDITIONS:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.

2. 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 of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 14 and 16. Notwithstanding the foregoing, this Condition No. 2, and Condition Nos. 3, 4 and 14 shall be effective immediately upon final approval of this grant by the County.

3. 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 fully cooperate in the defense.

4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten (10) days of the filing pay Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to 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.

   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.

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. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 068400. In the event that Vesting Tentative Tract Map No. 068400 should expire without the recordation of a final map, this grant shall

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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.

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 property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.

8. If any inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional 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 additional inspections shall be the amount equal to the recovery cost at the time of payment (currently $200 per inspection).

9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

10. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

11. 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 75 dwelling units for "seniors" as defined in California Civil Code Section 51.3. The 75 units set-aside shall be entirely contained within Building No. 24 as depicted on the Exhibit "A" (dated January 7, 2009), shall contain the same interior finishes and overall visual and architectural quality as non-set aside units, and shall be set aside for senior condos for a period of 30 years.

12. Within five days of the tentative map approval date, the subdivider or successor in interest shall remit processing fees (currently $2, 085.25) 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.

13. 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 attaching the MMP, and submit a draft copy to Regional Planning for approval prior to recording of the covenant, 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.

14. The permittee shall deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the permittee'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.

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FINDINGS OF THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
FOR CONDITIONAL USE PERMIT CASE NO. 200700073

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Conditional Use Permit ("CUP") Case No. 200700073 on October 20, 2010. CUP Case No. 200700073 was heard concurrently with General Plan Amendment Case No. 200700002, Zone Change Case No. 200700004, Mobilehome Permit Case No. 201000003, Parking Permit Case No. 200800002, Housing Permit Case No. 201000001, and Vesting Tentative Tract Map No. 068400.

2. The irregularly-shaped subject property is 12.1 gross acres (11.4 net acres) in size with gently-sloping topography. The subject property currently has a 228-unit mobilehome park ("Santa Anita Village"), still in operation, with 37 remaining units occupied.

3. Primary access to the subject property is from Live Oak Avenue, a 142-foot wide Major Highway as shown on the Los Angeles County Master Plan of Highways, with 120 feet of paved width and a 10-foot wide concrete median.

4. Conditional Use Permit Case No. 200700073 is a request for the DP zone and onsite project grading exceeding 100,000 cubic yards of combined cut/fill (166,470 cubic yards cut, 132,670 cubic yards fill and 16,140 net cubic yards imported from offsite). Also proposed with the DP zone are the following modifications to the R-3 zone:

   (Building Setbacks)
   a) Lot No. 1: To allow a rear yard setback of 10 feet for Building No. 10.
   b) Lot No. 2: To allow a side yard setback of one foot for Building No. 17, and to allow a rear yard setback of three feet for Building No. 11 and two feet for Building No. 17.
   c) Lot No. 3: To allow a rear yard setback of zero feet for Building No. 3 and two feet for Building No. 6.
   d) Lot No. 4: To allow a rear yard setback of two feet for Building No. 2.
   e) Lot No. 5: To allow a rear yard setback of four feet for Building No. 15.
   f) Lot No. 6: To allow a side yard setback of three feet and a rear yard setback of six feet for Building Nos. 24 and 25.

   (Building Heights)
   a) Building Nos. 1 through 7, 10, 16, 18, and 19 through 23: To allow a maximum height of 36 feet and nine inches.
   b) Building Nos. 8, 9, 11 through 15, and 17: To allow a maximum height of 37 feet.
   c) Building No. 24: To allow a maximum height of 66 feet and four inches.
   d) Building No. 25: To allow a maximum height of 64 feet and eight inches.

   (Walls and Fences)
   a) Lot No. 2: To allow a wall/fence height up to eight feet within the required front yard setback.
   b) Lot Nos. 2, 3, 4, 5 and 6: To allow a wall/fence height up to eight feet within the required side yard setbacks.

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c) Lot Nos. 1 and 6: To allow a wall/fence height up to eight feet within the required rear yard setbacks.
d) Lot Nos. 1, 3, 4 and 6: to allow a wall/fence height up to six feet within the required front yard setback.

5. General Plan Amendment Case No. 200700002 is a related request 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).

6. Zone Change Case No. 200700004 is a related request to 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 Require Lot Area) zoning on the subject property to R-3-22U-DP (Limited Multiple Residence – 22 Dwelling Units Per Net Acre – Development Program). The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new CUP is first obtained.

7. Mobilehome Permit Case No. 201000003 is a related request to consider a mobilehome park Closure Impact Report ("CIR").

8. Parking Permit Case No. 200800002 is a related request for shared and reciprocal parking among all proposed lots.

9. Housing Permit Case No. 201000001 is a related request for a discretionary housing permit to allow a density bonus of 68 units (or 21 percent) with 75 units of senior housing set aside within the proposed development.

10. Vesting Tentative Tract Map No. 068400 is a related request to create 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 12.1 gross acres.

11. Approval of the vesting tentative tract map, CUP, housing permit and parking permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board"") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

12. The applicant's site plan, labeled Exhibit "A", depicts six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres. The site is designed with 19 townhouse buildings (each

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designed with either seven or eight dwelling units) along the site perimeter bordering single-family residences to the east, north and west. The townhouse units are designed to reduce in height as they approach the site perimeter adjoining the rear yards of the adjacent single-family residences. The center of the development contains a cluster of four townhouse buildings, a clubhouse building, outdoor pool and spa, playground and village green, all for common use by residents and guests. Also contained in the center is front-loaded guest and handicapped-accessible parking area along a private driveway/fire lane allowing access to the adjacent amenities and surrounding residences. The southerly portion of the development contains a "podium" structure design with two four-story condominium towers (one tower containing 75 units and the other 73 units), subterranean parking, a community center and three outdoor courtyards for common use. One of the two condo towers will be set aside for senior housing units. Internal circulation and access is provided by a private driveway and fire lane system with paved widths varying between 26 and 33 feet. This system includes both parallel and front-loaded guest parking spaces dispersed throughout the site, as well as a network of sidewalks offering pedestrian connectivity throughout the site and allowing offsite access to Live Oak and Mayflower. Landscaping is provided along the project perimeter to screen the development from adjacent views, and also within the development along the drives and sidewalks to provide shade and enhance the aesthetic appeal of the project.

13. The entire 12.1 gross acre subject property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 266 units). The project proposes 250 dwelling units, along with an additional 68 dwelling units as part of a density bonus authorized under the proposed discretionary housing permit, bringing the overall project total number of units to 318. The applicable density of the proposed project is 250 units (or 21 dwelling units per gross acre) which is consistent with the maximum under Category 3.

14. The subject property consists of C-3, R-3-P and R-A zoning.

15. Surrounding zoning within a 500-foot radius consists of the following:
    - North: R-A
    - East: R-A, C-3
    - South: R-3-P, C-3, A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)
    - West: R-A

16. Surrounding land uses within a 500-foot radius consist of the following:
    - North: Single-family residences
    - East: Single-family residences, mobilehome park
    - South: Single-family residences, offices, retail, light industrial, parking, auto repair
    - West: Single-family residences

17. The project is consistent with the proposed R-3-22U-DP zoning classification. Attached

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multi-family residences are permitted in the R-3-22U-DP zone pursuant to Sections 22.20.260 and 22.40.040 of the County Code. The project also complies with the density provisions of the R-3-22U-DP zone, which allows a maximum of 250 (pre-density bonus) dwelling units on the subject property. With the associated CUP, the project will also comply with the DP zone.

18. Between October 2007 and October 2008, the applicant conducted outreach with nearby residents, the Monrovia-Arcadia-Duarte Town Council ("MAD"), and the adjacent jurisdictions of the City of Monrovia, City of Arcadia and the City of Irwindale. In summary, local residents were primarily concerned with privacy (i.e. building heights and setbacks) and traffic. With respect to privacy, the applicant, based on community feedback, has revised the project to incorporate a modest reduction in density (from 334 units to 318), reducing the building heights to one story along the property perimeter adjacent to single-family residences, removing windows facing the outer perimeter, and installing additional perimeter landscape screening. Regarding traffic, the project was redesigned to include a center island at the main entry gate along mayflower Avenue, restricting left turns and reducing negative neighborhood effects from "cut-through" traffic. Local residents also expressed some opposition to any proposed affordable and senior units, which would "reduce property values" and "increase emergency vehicle activity", respectively.

19. In October 2007, the applicant sent letters to the municipalities of Monrovia, Irwindale and Arcadia, summarizing the proposed development and requesting feedback. As of date, no correspondence has been received from these cities.

20. In April and October 2008, the applicant attended meetings with MAD, answering questions related to the estimated selling price of the proposed condominium units, the timing of the mobile home closure, traffic impacts, local school funding, headlight glare from egressing project traffic, and a second project entry from Live Oak Avenue. As of date, no direct correspondence has been received from MAD.

21. At the time of writing, two responses from local residents have been received, one of whom is a person taking care of an ill tenant currently residing within the mobile home park. This person expressed a concern with the relocation assistance presented in the CIR, and whether the list of potential relocation areas has been updated within the last year. The second community member indicated a general concern about increased traffic, and also suggested that the new project should include "community gardens" and "office park" features.

22. During the October 20, 2010 public hearing, the Commission heard a presentation from staff and testimony from the applicant. No other testimony was heard.

23. During the October 20, 2010 public hearing, the Commission discussed the proposed development and the following issues:

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24. On October 20, 2010, after hearing all testimony, the Commission closed the public hearing, approved the MND and MMP, approved Mobile Home Permit Case No. 201000003, Parking Permit Case No. 200800002, Housing Permit Case No. 201000001, Conditional Use Permit Case No. 200700073, and Vesting Tentative Tract Map No. 068400, and recommended to the Board approval of General Plan Amendment Case No. 200700002 and adoption of Zone Change Case No. 200700004.

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

26. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures except as otherwise modified, as shown on the vesting tentative tract map and Exhibit "A".

27. Compatibility with surrounding land uses will be ensured through the related zone change, parking permit, and subdivision.

28. 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.

29. The CUP will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. The requested modifications to required yard setbacks are necessary because the orientation of the proposed lots are suited to the project and do not follow a typical street pattern. Wall/fence heights greater than typically allowed are necessary in order to maintain security and privacy around the project site. Building heights greater than typically allowed are necessary in order to accommodate density and design features in a manner that will be compatible with surrounding development.

30. Regarding the grading CUP, much of the required grading is for excavation of an underground parking facility to provide the necessary amount of onsite resident and guest parking. This avoids large open parking lots and/or above-ground parking structures within the project site that would have a greater visual impact on the surrounding community. The CUP will ensure that proposed grading is done in an orderly manner and in substantial conformance with the original project proposal.

31. The applicant has satisfied the "Burden of Proof" for the requested CUP.

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/no impacts with project mitigation for geotechnical, noise, air quality, sewer,

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traffic, drainage and grading, tenant relocation, and water conservation. Based on the Initial Study, a Mitigated Negative Declaration ("MND") has been prepared for this project. Mitigation measures are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such measures have been included in the Mitigation Monitoring Program ("MMP").

33. After consideration of the attached MND 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 approves the MND.

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. 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 ("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 requested use at the location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be 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.

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.

C. 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.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a CUP as set forth in Sections 22.52.1870 and 22.56.2820, Title 22, of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, CUP Case No. 200700073 is approved, subject to the attached conditions established by the Commission.

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DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT CASE NO. 200700073 **Exhibit "A" Date: Jan. 7, 2009**

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1. This grant authorizes a multi-family residential development in the R-3-22U-DP (Limited Multiple Residence - 22 Dwelling Units Per Net Acre - Development Program) zone for six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres, as depicted on the approved Exhibit "A" (dated January 7, 2009) or an approved revised Exhibit "A", subject to all of the following conditions of approval.

2. Approval of Conditional Use Permit ("CUP") Case No. 200700073 is contingent upon the approval of Parking Permit Case No. 200800002 and Housing Permit Case No. 201000001, and also contingent upon the approval of General Plan Amendment Case No. 200700002 and adoption of Zone Change Case No. 200700004 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 of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10, 44 and 46. Notwithstanding the foregoing, this Condition No. 3, Condition Nos. 5, 6 and 44 shall be effective immediately upon final approval of this grant by the County.

4. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

6. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.

7. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.

8. Within three days of the approval date, remit processing fees (currently $2,085.25) 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

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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 any 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. 068400. In the event that Vesting Tentative Tract Map No. 068400 should expire without the recordation of a final map, this grant shall

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terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

14. The subject property shall be graded, developed and maintained in substantial conformance with the approved vesting tentative tract map and the approved Exhibit "A", dated January 7, 2009, 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. 068400.

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. Permission is granted for the following:

    a) Building setbacks according to the following:
        1. Lot No. 1: A rear yard setback of 10 feet for Building No. 10.
        2. Lot No. 2: A side yard setback of one foot for Building No. 17, and to allow a rear yard setback of three feet for Building No. 11 and two feet for Building No. 17.
        3. Lot No. 3: A rear yard setback of zero feet for Building No. 3 and two feet for Building No. 6.
        4. Lot No. 4: A rear yard setback of two feet for Building No. 2.
        5. Lot No. 5: A rear yard setback of four feet for Building No. 15.
        6. Lot No. 6: A side yard setback of three feet and a rear yard setback of six feet for Building Nos. 24 and 25.

    b) Building heights according to the following:
        1. Building Nos. 1 through 7, 10, 16, 18, and 19 through 23: A maximum height of 36 feet and nine inches.
        2. Building Nos. 8, 9, 11 through 15, and 17: A maximum height of 37 feet.
        3. Building No. 24: A maximum height of 66 feet and four inches.
        4. Building No. 25: A maximum height of 64 feet and eight inches.

    c) Walls and fences according to the following:
        1. Lot No. 2: To allow a wall/fence height up to eight feet within the required front yard setback.
        2. Lot Nos. 2, 3, 4, 5 and 6: To allow a wall/fence height up to eight feet within the required side yard setbacks.
        3. Lot Nos. 1 and 6: To allow a wall/fence height up to eight feet within the required rear yard setbacks.
        4. Lot Nos. 1, 3, 4 and 6: to allow a wall/fence height up to six feet within the required front yard setback.

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

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19. A minimum of 746 automobile parking spaces, as depicted on the approved Exhibit "A" (dated January 7, 2009) 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 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. A minimum of 12 guest parking spaces must be handicapped-accessible, and at least two of the 12 accessible spaces must be "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 permittee shall submit a copy of the project CC&Rs to Regional Planning for review prior to final map approval. A copy of these conditions shall be attached to the CC&Rs.

22. The permittee shall 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.

23. The permittee shall reserve in the CC&Rs the right for all residents within the condominium project to use the internal driveway system for access and the guest parking spaces throughout the subdivision.

24. The permittee shall state in the CC&Rs that parking of recreational vehicles and outside storage shall not be allowed within the development.

25. The permittee shall provide in the CC&Rs a method for graffiti removal. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage by 6:00 am the next day. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

26. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

27. Information contained within the CC&Rs required by these conditions shall not be modified in any way without prior authorization from Regional Planning.

28. All utilities shall be placed underground.

29. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").

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30. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and adjacent property owners have been notified.

31. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 8:00 a.m. and 6:00 p.m., and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.

32. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.

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

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

35. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.

36. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.

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

38. The permittee shall comply with the green building and drought-tolerant landscaping provisions of the Los Angeles County Green Building Program (the project is LID exempt). Prior to the issuance of building permits, the permittee shall submit building and landscaping plans as a Revised Exhibit "A" demonstrating compliance with the County's green building and drought-tolerant landscaping ordinances.

39. 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.

40. 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.

41. 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. The site plan shall also include plans that depict architectural details of window treatments, façade and roofing materials, for all proposed structures.

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42. 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 for the first unit.

43. Within five days of the tentative map approval date, the subdivider or successor in interest shall remit processing fees (currently $2, 085.25) 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.

44. Pursuant to Chapter 22.72 of the County Code, the subdivider or successor in interest shall pay a fee (currently $259,170.00) to the Los Angeles County Librarian prior to issuance of any building permit.

45. 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 attaching the MMP, and submit a draft copy to Regional Planning for approval prior to recording of the covenant, 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.

46. The permittee shall deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the permittee'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.

47. The following development program conditions shall apply:

d) 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.

e) No existing building or structure which under the program is to be demolished shall be used.

f) 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.

g) 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.

h) 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.

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FINDINGS OF THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
FOR VESTING TENTATIVE TRACT MAP NO. 068400

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Vesting Tentative Tract Map No. 068400 on October 20, 2010. Vesting Tentative Tract Map No. 068400 was heard concurrently with General Plan Amendment Case No. 200700002, Zone Change Case No. 200700004, Mobilehome Permit Case No. 201000003, Parking Permit Case No. 200800002, Housing Permit Case No. 201000001, and Conditional Use Permit ("CUP") Case No. 200700073.

2. The irregularly-shaped subject property is 12.1 gross acres (11.4 net acres) in size with gently-sloping topography. The subject property currently has a 228-unit mobilehome park ("Santa Anita Village"), still in operation, with 37 remaining units occupied.

3. Primary access to the subject property is from Live Oak Avenue, a 142-foot wide Major Highway as shown on the Los Angeles County Master Plan of Highways, with 120 feet of paved width and a 10-foot wide concrete median.

4. Vesting Tentative Tract Map No. 068400 is a request to create 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 12.1 gross acres.

5. General Plan Amendment Case No. 200700002 is a related request 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).

6. Zone Change Case No. 200700004 is a related request to 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 Require Lot Area) zoning on the subject property to R-3-22U-DP (Limited Multiple Residence – 22 Dwelling Units Per Net Acre – Development Program). The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new CUP is first obtained.

7. Mobilehome Permit Case No. 201000003 is a related request to consider a mobilehome park Closure Impact Report ("CIR").

8. Parking Permit Case No. 200800002 is a related request for shared and reciprocal parking among all proposed lots.

9. Housing Permit Case No. 201000001 is a related request for a discretionary housing permit to allow a density bonus of 68 units (or 21 percent) with 75 units of senior housing set aside within the proposed development.

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10. Conditional Use Permit Case No. 200700073 is a related request for the DP zone and onsite project grading exceeding 100,000 cubic yards of combined cut/fill (166,470 cubic yards cut, 132,670 cubic yards fill and 16,140 net cubic yards imported from offsite). Also proposed with the DP zone are the following modifications to the R-3 zone:

    (Building Setbacks)
    a) Lot No. 1: To allow a rear yard setback of 10 feet for Building No. 10.
    b) Lot No. 2: To allow a side yard setback of one foot for Building No. 17, and to allow a rear yard setback of three feet for Building No. 11 and two feet for Building No. 17.
    c) Lot No. 3: To allow a rear yard setback of zero feet for Building No. 3 and two feet for Building No. 6.
    d) Lot No. 4: To allow a rear yard setback of two feet for Building No. 2.
    e) Lot No. 5: To allow a rear yard setback of four feet for Building No. 15.
    f) Lot No. 6: To allow a side yard setback of three feet and a rear yard setback of six feet for Building Nos. 24 and 25.

    (Building Heights)
    a) Building Nos. 1 through 7, 10, 16, 18, and 19 through 23: To allow a maximum height of 36 feet and nine inches.
    b) Building Nos. 8, 9, 11 through 15, and 17: To allow a maximum height of 37 feet.
    c) Building No. 24: To allow a maximum height of 66 feet and four inches.
    d) Building No. 25: To allow a maximum height of 64 feet and eight inches.

    (Walls and Fences)
    a) Lot No. 2: To allow a wall/fence height up to eight feet within the required front yard setback.
    b) Lot Nos. 2, 3, 4, 5 and 6: To allow a wall/fence height up to eight feet within the required side yard setbacks.
    c) Lot Nos. 1 and 6: To allow a wall/fence height up to eight feet within the required rear yard setbacks.
    d) Lot Nos. 1, 3, 4 and 6: to allow a wall/fence height up to six feet within the required front yard setback.

11. Approval of the vesting tentative tract map, CUP, housing permit and parking permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board"") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

12. The applicant's site plan, labeled Exhibit "A", depicts six multi-family lots with 318 new residential condominium units (170 townhouse units in 23 buildings and 148 multi-family units in two buildings), a community center, club house, pool, playground and village green on 12.1 gross acres. The site is designed with 19 townhouse buildings (each designed with either seven or eight dwelling units) along the site perimeter bordering

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single-family residences to the east, north and west. The townhouse units are designed to reduce in height as they approach the site perimeter adjoining the rear yards of the adjacent single-family residences. The center of the development contains a cluster of four townhouse buildings, a clubhouse building, outdoor pool and spa, playground and village green, all for common use by residents and guests. Also contained in the center is front-loaded guest and handicapped-accessible parking area along a private driveway/fire lane allowing access to the adjacent amenities and surrounding residences. The southerly portion of the development contains a "podium" structure design with two four-story condominium towers (one tower containing 75 units and the other 73 units), subterranean parking, a community center and three outdoor courtyards for common use. One of the two condo towers will be set aside for senior housing units. Internal circulation and access is provided by a private driveway and fire lane system with paved widths varying between 26 and 33 feet. This system includes both parallel and front-loaded guest parking spaces dispersed throughout the site, as well as a network of sidewalks offering pedestrian connectivity throughout the site and allowing offsite access to Live Oak and Mayflower. Landscaping is provided along the project perimeter to screen the development from adjacent views, and also within the development along the drives and sidewalks to provide shade and enhance the aesthetic appeal of the project.

13. The entire 12.1 gross acre subject property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 266 units). The project proposes 250 dwelling units, along with an additional 68 dwelling units as part of a density bonus authorized under the proposed discretionary housing permit, bringing the overall project total number of units to 318. The applicable density of the proposed project is 250 units (or 21 dwelling units per gross acre) which is consistent with the maximum under Category 3.

14. The subject property consists of C-3, R-3-P and R-A zoning.

15. Surrounding zoning within a 500-foot radius consists of the following:
    - North: R-A
    - East: R-A, C-3
    - South: R-3-P, C-3, A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)
    - West: R-A

16. Surrounding land uses within a 500-foot radius consist of the following:
    - North: Single-family residences
    - East: Single-family residences, mobilehome park
    - South: Single-family residences, offices, retail, light industrial, parking, auto repair
    - West: Single-family residences

17. The project is consistent with the proposed R-3-22U-DP zoning classification. Attached multi-family residences are permitted in the R-3-22U-DP zone pursuant to Sections

22.20.260 and 22.40.040 of the County Code. The project also complies with the density provisions of the R-3-22U-DP zone, which allows a maximum of 250 (pre-density bonus) dwelling units on the subject property. With the associated CUP, the project will also comply with the DP zone.

18. Between October 2007 and October 2008, the applicant conducted outreach with nearby residents, the Monrovia-Arcadia-Duarte Town Council ("MAD"), and the adjacent jurisdictions of the City of Monrovia, City of Arcadia and the City of Irwindale. In summary, local residents were primarily concerned with privacy (i.e. building heights and setbacks) and traffic. With respect to privacy, the applicant, based on community feedback, has revised the project to incorporate a modest reduction in density (from 334 units to 318), reducing the building heights to one story along the property perimeter adjacent to single-family residences, removing windows facing the outer perimeter, and installing additional perimeter landscape screening. Regarding traffic, the project was redesigned to include a center island at the main entry gate along Mayflower Avenue, restricting left turns and reducing negative neighborhood effects from "cut-through" traffic. Local residents also expressed some opposition to any proposed affordable and senior units, which would "reduce property values" and "increase emergency vehicle activity", respectively.

19. In October 2007, the applicant sent letters to the municipalities of Monrovia, Irwindale and Arcadia, summarizing the proposed development and requesting feedback. As of date, no correspondence has been received from these cities.

20. In April and October 2008, the applicant attended meetings with MAD, answering questions related to the estimated selling price of the proposed condominium units, the timing of the mobile home closure, traffic impacts, local school funding, headlight glare from egressing project traffic, and a second project entry from Live Oak Avenue. As of date, no direct correspondence has been received from MAD.

21. At the time of writing, two responses from local residents have been received, one of whom is a person taking care of an ill tenant currently residing within the mobile home park. This person expressed a concern with the relocation assistance presented in the CIR, and whether the list of potential relocation areas has been updated within the last year. The second community member indicated a general concern about increased traffic, and also suggested that the new project should include "community gardens" and "office park" features.

22. During the October 20, 2010 public hearing, the Commission heard a presentation from staff and testimony from the applicant. No other testimony was heard.

23. During the October 20, 2010 public hearing, the Commission discussed the proposed development and the following issues:

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24. On October 20, 2010, after hearing all testimony, the Commission closed the public hearing, approved the MND and MMP, approved Mobilehome Permit Case No. 201000003, Parking Permit Case No. 200800002, Housing Permit Case No. 201000001, Conditional Use Permit Case No. 200700073, and Vesting Tentative Tract Map No. 068400, and recommended to the Board approval of General Plan Amendment Case No. 200700002 and adoption of Zone Change Case No. 200700004.

25. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for Mobilehome Permit Case No. 201000003, Parking Permit Case No. 200800002, Housing Permit Case No. 201000001, and CUP Case No. 200700073.

26. The subdivider 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.

27. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan.

28. The site is physically suitable for the density and type of development proposed, since it has access to a County-maintained street and will be served by public sewer and public water supplies to meet anticipated needs.

29. 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.

30. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.

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

32. 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.

33. 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.

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34. 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.

35. The subject tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.101 through 21.38.080 of the County Code (Subdivision Ordinance).

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/no impacts with project mitigation for geotechnical, noise, air quality, sewer, traffic, drainage and grading, tenant relocation, and water conservation. Based on the Initial Study, a Mitigated Negative Declaration ("MND") has been prepared for this project. Mitigation measures are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such measures have been included in the Mitigation Monitoring Program.

37. After consideration of the attached MND 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 approves the MND.

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.

39. 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 ("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, the MND is approved and Vesting Tentative Tract Map No. 068400 is approved, subject to the attached conditions of the Commission, including recommendations of the Los Angeles County Subdivision Committee.

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DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. 068400

Exhibit Map Date: January 7, 2009
Map Date: January 7, 2009

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1. Conform to the applicable requirements of Title 21 and Title 22 of the Los Angeles County Code ("County Code"), including the requirements of the R-3-22U-DP (Limited Multiple Residence - 22 Dwelling Units Per Net Acre - Development Program) zone. Also, conform to the requirements of Conditional Use Permit Case No. 200700073, Parking Permit Case No. 200800002, Housing Permit Case No. 201000001 and the Mitigated Negative Declaration ("MND").

2. Recordation of the final map is contingent upon approval of General Plan Amendment Case No. 200700002 and adoption of Zone Change Case No. 200700004 by the Los Angeles County Board of Supervisors ("Board").

3. Permission is granted to adjust lot lines on the final map to the satisfaction of Regional Planning.

4. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the Los Angeles County Subdivision Committee ("Subdivision Committee"). Each final unit map to record shall comply on its own, or in combination with previously recorded final unit maps, with the parking and lot area requirements of the General Plan, the Zoning Ordinance, Parking Permit Case No. 200800002 and CUP Case No. 200700073. Prior to approval of each final unit map, the subdivider or successor in interest shall submit the following:

   a. A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and

   b. A summary sheet indicating the number and type of all lots shown, including parking breakdown by phase, on the current and previous final maps.

5. The subdivider or successor in interest shall label the interior driveways as "Private Driveway and Fire Lane" on the final map.

6. The subdivider or successor in interest shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the approved Exhibit "A", dated January 7, 2009, to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Fire Department ("Fire").

7. The subdivider or successor in interest shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review and approval prior to final map approval. Those provisions required by the County to be contained in the CC&Rs shall be identified as such, and shall not be modified in any way without prior authorization from Regional Planning.

8. The subdivider or successor in interest shall provide in the CC&Rs a method for the

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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. The subdivider or successor in interest shall reserve in the CC&Rs the right for all residents within the condominium project to use the internal driveway system for access and the guest parking spaces throughout the subdivision.

10. The subdivider or successor in interest shall provide in the CC&Rs a method for graffiti removal. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage by 6:00 am the next day. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

11. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit Map dated January 7, 2009.

12. The subdivider or successor in interest shall place a note or notes on the final map, to the satisfaction of Regional Planning and the Los Angeles County Department of Public Works, that this subdivision is approved as a condominium project for a total of 318 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. The subdivider or successor in interest shall remove all existing structures (including mobilehome park units and any accessory structures) on the subject property. The subdivider or successor in interest shall submit a copy of a demolition permit or other proof of removal prior to final map approval, to the satisfaction of Regional Planning.

14. The subdivider or successor in interest shall plant at least 99 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 three days of the tentative map approval date, the subdivider or successor in interest shall remit processing fees (currently $2, 085.25) 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. 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

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attaching the MMP, and submit a draft copy to Regional Planning for approval prior to recording of the covenant, 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.

17. The permittee shall deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the permittee'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.

18. Pursuant to Chapter 22.72 of the County Code, the subdivider or successor in interest shall pay a fee (currently $259,170.00) to the Los Angeles County Librarian prior to issuance of any building permit.

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

20. The subdivider or successor in interest 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, and employees to attack, set aside, void or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider or successor in interest of any claim, action or proceeding and the County shall fully cooperate in the defense. If the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.

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

    a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;

    b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

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Except as expressly modified herein above, this approval is subject to all those conditions set forth in the CUP, housing permit, parking permit, 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.

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Landscape Plan Review
Project: TR 068400
APN: 8511-028-017
Santa Anita Village

Prior to landscape plan approval, the following comments must be addressed:

1. Please depict or list on the landscape plan any drought-tolerant and non-drought tolerant landscaping that will be incorporated into the project. In addition, the site plan shall outline the areas of the project to be landscaped with drought-tolerant plants and/or turf, and calculations shall be provided on the site plan showing the percent of landscaped area devoted to each. *(Title 22, Part 21, Section 22.52.2240)*

   See the Green Building Program "Drought-tolerant List" at http://planning.lacounty.gov/green.

   Please provide the calculations on the landscape plan that indicate the area devoted to drought-tolerant plants and turf.

2. A minimum of seventy-five (75) percent of the total landscaped area shall contain plants from the drought-tolerant plant list. *(Title 22, Part 21, Section 22.52.2230)*

   a. **The diversity of the plant pallet is impressive. Since the 75% rule applies to area and not number of species or number of individuals as depicted on the plans, the intent of this Landscape Plan with revision date of July 3, 2010, is to comply 'Code-plus' with the Ordinance. Please make sure that the total landscaped area is a minimum of 75% and identified according to Comment 1 above.**

   b. **This project occurs within the Los Angeles Basin & San Fernando Valley Planting Zone 3 of the County ordinance. The following species are not approved for use within this zone: (*Olea europaea* 'Swan Hill') Swan Hill Olive Tree, (*Pinus eldarica*) Afgan Pine, (*Cycas revoluta*) Sago Palm (*Juniperus chinensis* 'Kaizuka') Hollywood Juniper, (*Photinia X Fraseri*) Red-Top Photinia, (*Salvia greggii*) Autumn Sage, (*Hemerocallis hybrids*) Evergreen Daylilies, (*Rosmarinus officinalis 'Prostratus'*) Prostrate Rosemary, and (*Macfadyena unguis-cati*) Cat Claw Vine. Since these plants are approved for use in other Ordinance zones and their water requirements are less than or equal to the plants approved for use in Zone 3, they may be used only in this plan.**

   c. **(*Limonium perezii*) Sea lavender is not on the County approved list, but it is ranked by the Metropolitan Water District of Southern California (Met) as a very low water use plant. Therefore, it is approved for use in this plan.**

   d. **Of the *Grevilliea* species, only the following are approved for use in the Ordinance: (*Grevillea alpina*) Mountain grevillea, (*Grevillea asplenifolia*) Fern-leaf grevillea, (*Grevillea australis*) Alpine grevillea, (*Grevillea banksii*) Banks' grevillea, (*Grevillea curviloba*) Narrow Curved-**

leaved grevillea, (*Grevillea lanigera*) Woolly Grevillea, (*Grevillea lavadulacea*) Lavender Grevillea, (*Grevillea robusta*) Silky-oak. Limit your selection to these species.

3. A maximum of twenty-five (25) percent of the total landscaped area may consist of turf (lawn). Please depict amount of landscaping dedicated to turf as a percentage of total landscaped area. Be advised that turf shall not be planted in strips less than five (5) feet wide, and in no event shall the total landscaped area contain more than five thousand (5,000) square feet of turf. *(Title 22, Part 21, Section 22.52.2230)*

   Please provide the calculations on the landscape plan that indicate the area devoted to turf.

4. Be advised that all turf in the total landscaped area shall be water efficient. Please indicate on the plan the type of turf proposed for this project. Please refer to the list shown below for appropriate turf types. *(Title 22, Part 21, Section 22.52.2230)*

   See the Green Building Program "Water Efficient Turf List" at http://planning.lacounty.gov/green.

   a) **The Water Efficient Turf List is under revision, since the California Invasive Plant Council lists the following five species as invasive: (*Cynodon dactylon*) Bermuda grass, (*Festuca arundinacea*) Tall fescue, (*Lolium multiflorum*) Annual ryegrass, (*Pennisetum clandestinum*) Kikuyugrass, and (*Poa pratensis*) Kentucky Bluegrass. Please make another grass selection from the approved list or choose a turf alternative, such as a (*Carex)* species.**
   b) **If a sedge (*Carex)* species is planned for use, it must have a hydrozone rating between 1 to 3 within the California Friendly system of Met. (http://www.bewaterwise.com/Gardensoft/index.aspx).**

   *** Note that sedges are not grasses, and the area calculations for turf and drought-tolerant plants must be in accord with comment 1. Therefore, it's possible to plan a 100% drought-tolerant plant area under the Ordinance using a turf alternative, such as sedge, that can handle foot traffic.**

5. All plants in the total landscaped area shall be grouped in hydrozones in accordance with their respective water, cultural (soil, climate, sun, and light), and maintenance requirements. Please show these hydrozones on the proposed plan. *(Title 22, Part 21, Section 22.52.2230)*

   While the majority of the plants are identified as drought-tolerant according to the Ordinance, the symbol used to call one out on the plan is not clear, especially when grouped under a common symbol. Develop a planting plan that is in accord with either the Met hydrozones or WUCOLS water use requirements in the accompanying table.

Plan Grouping	Scientific name	Common name	MET Hydrozone	WUCOLS
1 - Raised Planters	AGONIS FLEXUOSA	PEPPERMINT WILLOW	2	L
1 - Raised Planters	CITRUS	CITRUS TREE		M
1 - Raised Planters	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	1	L
1 - Raised Planters	ERYTHRINA CORALOIDES	NAKED CORAL TREE	1	L

1 - Raised Planters	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE	1	L
1 - Raised Planters	TABEBUIA IPE	PINK TRUMPET TREE		M
2 - Screen Trees	BRACHYCHITON POPULNEUS	BOTTLE TREE	1	L
2 - Screen Trees	PINUS ELDARICA	AFGHAN PINE	1	L
2 - Screen Trees	PODOCARPUS GRACILIOR	FERN PINE- LOW BRANCH	2	M
3 - Common Area	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	1	L
3 - Common Area	JACARANDA MIMOSIFOLIA	JACARANDA	2	M
3 - Common Area	LAGERSTROEMIA INDICA HYBRID	CRAPE MYRTLE 'MUSKOGEE'	1	M
3 - Common Area	MAGNOLIA GRANDIFLORA 'ST MARY'	MAGNOLIA		M
3 - Common Area	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE	1	L
3 - Common Area	PHOENIX DACTYLIFERA	DATE PALM	2	L
3 - Common Area	PINUS ELDARICA	AFGHAN PINE	1	L
3 - Common Area	PRUNUS CERASIFERA ' VERSUVIUS'	PURPLE LEAF PLUM		M
3 - Common Area	PYRUS CALLERYANA	BRADFORD PEAR		M
3 - Common Area	PYRUS KAWAKAMII	EVERGREEN PEAR		M
3 - Common Area	RHUS LANCEA	AFRICAN SUMAC	1	L
4 - Large Shrubs	CARISSA MACROCARPA	NATAL PLUM	2	M
4 - Large Shrubs	CYCAS REVOLUTA	SAGO PALM		M
4 - Large Shrubs	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	2	L
4 - Large Shrubs	JUNIPERUS CHINENSIS 'Kaizuka'	HOLLYWOOD JUNIPER	1	L
4 - Large Shrubs	LEPTOSPERMUM LAEVIGATUM	AUSTRALIAN TEA TREE	1	L
4 - Large Shrubs	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	2	M
4 - Large Shrubs	WESTRINGIA FRUTICOSA	COAST ROSEMARY	1	L
4 - Large Shrubs	XYLOSMA CONGESTUM	SHINY XYLOSMA	2	M
5 - Medium Shrubs	Buxus microphylla japonica 'Green Beauty'	BOXWOOD	3	M
5 - Medium Shrubs	COPROSMA REPENS	MIRROR PLANT		M
5 - Medium Shrubs	DIETES VEGETA	FORTNIGHT LILY	1	
5 - Medium Shrubs	GREVILLIA SPECIES	GREVILLIA	1	
5 - Medium Shrubs	PHOTINIA X FRASERI	RED-TOP PHOTINIA	2	M
5 - Medium Shrubs	Pittosporum tobira	MOCK ORANGE	1	M
5 - Medium Shrubs	RHAPHIOLEPIS INDICA	INDIA HAWTHORN		M
5 - Medium Shrubs	SALVIA GREGGII	AUTUMN SAGE	1	L
6 - Small Shrubs	Agapanthus africanus 'Peter Pan'	DWARF LILY OF THE NILE		M
6 - Small Shrubs	AGAVE ATTENUATA	FOXTAIL AGAVE	1	L
6 - Small Shrubs	ESCALLONIA COMPACTA 'Newport Dwarf'	DWARF ESCALLONIA	2	M
6 - Small Shrubs	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILIES	2	M
6 - Small Shrubs	LANTANA MONTEVIDENSIS	LANTANA	1	L
6 - Small Shrubs	LIMONIUM PEREZII	SEA LAVENDAR	1	L
6 - Small Shrubs	Rosmarinus officinalis 'Prostratus'	PROSTRATE ROSEMARY	1	L
6 - Small Shrubs	Trachelospermum jasminoides	STAR JASMINE	3	M

7 - Vines	BOUGAINVILLEA SPECIES	BOUGAINVILLEA	2	L
7 - Vines	MACFADYENA UNGUIS-CATI	CAT CLAW VINE	1	L
7 - Vines	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER		M

6. Be advised that a covenant shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject property is aware of the drought-tolerant landscaping requirements and is also aware of how said requirements apply to the owner's project.

   See the Green Building Program for a copy of the "Drought-tolerant Landscaping Covenant" at http://planning.lacounty.gov/green.

7. The plan shows plants that are considered invasive or flammable by the County of Los Angeles.

   Please consider using different plants in place of: (*Ligustrum japonicum* 'Texanum') Texas privet, (*Phoenix dactylifera*) Date palm, and (*Pittosporum tobira*) Mock orange.

8. The landscape plan is also subject to the Department of Public Works' Low Impact Development Standards. *See the Green Building Program for a copy of all related ordinances and other Green Building Program information at* http://planning.lacounty.gov/green.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 068400 (Rev.)

TENTATIVE MAP DATED 01-07-2009
EXHIBIT "A" MAP DATED 01-07-2009

The following reports consisting of 17 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. Quitclaim or relocate easements running through proposed structures.

8. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.

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

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

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

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

13. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.

14. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.

15. The first unit of this subdivision shall be filed as Tract No. 68400-01, the second unit, Tract No. 68400-02, and the last unit, Tract No. 68400.

16. 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.

17. 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.

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

19. 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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT MAP NO.: 068400

REVISED TENTATIVE MAP DATE: 1/07/2009
REVISED EXHIBIT MAP DATE: 01/07/2009

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

1. Comply with the requirements of the Drainage Concept, which was conceptually approved on 07/14/08 to the satisfaction of the Department of Public Works.

Name Christopher Sheppard Date 1/22/2009 Phone (626) 458-4921

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

DISTRIBUTION
__ Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 68400
SUBDIVIDER Diamond Development/Prim Enterprises
ENGINEER B&E Engineers
GEOLOGIST ---
SOILS ENGINEER Geocon

TENTATIVE MAP DATED 1/07/09 (revised) Exhibit A
LOCATION Arcadia
GRADING BY SUBDIVIDER [Y] (Y or N) 132,780 c.y.
REPORT DATE ---
REPORT DATE 6/12/07

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.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 2-2-09 is attached.

Reviewed by _____ Date January 28, 2009
Karin Burger

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

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 5.0
PCA LX001129
Sheet 1 of 1

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

Tentative Tract Map	68400
Location	South Arcadia
Developer/Owner	Prime Enterprises, LLC
Engineer/Architect	B&E Engineers
Soils Engineer	Geocon (P.N. A8455-06-01A)
Geologist	---

Review of:

Revised Tentative Tract Map and Exhibit Dated by Regional Planning **1/7/09**
Soils Engineering Report Dated 6/12/07
Previous review sheet dated 6/2/08

ACTION:

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

REMARKS:

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

Prepared by Lukas Przybyło
Lukas Przybyło

Reviewed by

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

Date 2/2/09

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\TM-68400, South Arcadia, TTM-A_5.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT MAP NO. 068400

TENTATIVE MAP DATED 01-07-2009
EXHIBIT MAP DATED 01-07-2009

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)/Low Impact Development (LID) plan 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 and LID 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. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

Name Jason Flood Date 2/17/09 Phone (626) 458-4921

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

1. Dedicate the right to restrict vehicular access on Live Oak Avenue and Mayflower Avenue.

2. Dedicate vehicular access rights on Lovejoy Street and the alley. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.

3. Align the proposed "A" Driveway at Mayflower Avenue with Ashmont Avenue.

4. Label all interior streets as private driveway and fire lane.

5. Locate the entry gate (or the key pad if one is provided) a minimum of 50 feet beyond the right of way of Mayflower Avenue on "A" Driveway, and construct a minimum 32-foot radius turnaround preceding the gated entrance to the satisfaction of Public Works. The minimum gate setback shall be increased, if necessary, to accommodate adequate stacking distance as determined in each case by the traffic engineering consultant at final engineering to the satisfaction of Public Works.

6. All egress traffic from "A" Driveway shall be restricted to right turn only.

7. The proposed entry driveway details on "A" Driveway are not approved. Redesign the raised median and approach area (including curb returns) along "A" Driveway to allow the best channelization of egress traffic on to the south bound of Mayflower Avenue to the satisfaction of Public Works.

8. Terminate the raised median nose along "A" Driveway at the right of way line without encroaching to the public right of way on Mayflower Avenue to the satisfaction of Public Works.

9. The entry gate on "D" Driveway at the frontage of Live Oak Avenue is restricted for egress only and it shall be located a minimum of 20 feet beyond the right of way of Live Oak Avenue.

10. The entry gate on "U" Driveway at the frontage of Live Oak Avenue is restricted for emergency use only and it shall be located a minimum of 20 feet beyond the right of way of Live Oak Avenue.

11. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Live Oak Avenue and Mayflower Avenue.

12. Repair any displaced, broken, or damaged curb, gutter, driveway apron, and pavement along the property frontage on Live Oak Avenue and Mayflower Avenue to the satisfaction of Public Works.

13. Construct 5 foot minimum (conventional section) sidewalk along the property frontage on Mayflower Avenue to the satisfaction of Public Works. Execute a maintenance covenant for the landscaping or include in the CC&R provision for the maintenance of landscaping along the street frontage to the satisfaction of Public Works.

14. Plant street trees along the property frontage on Live Oak Avenue and Mayflower Avenue to the satisfaction of Public Works. Existing trees on Mayflower Avenue in the dedicated right of way shall be removed and replaced if not acceptable as street trees.

15. 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.

16. 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.

17. 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.

18. Provide a left-turn lane on Mayflower Avenue at "A" Driveway to the satisfaction of Public Works.

19. Comply with the following street lighting requirements:

    a. Provide street lights on concrete poles with underground wiring along the property frontage on Live Oak Avenue and Mayflower 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.

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.

20. Submit a detailed 1" = 40' scaled signing and striping plan for Mayflower Avenue and Live Oak Avenue to the satisfaction of Public Works.

21. Comply with the mitigation measures identified in the attached February 9, 2009 and September 13, 2007, letters from our Traffic and Lighting Division to the satisfaction of Public Works.

Prepared by Allan Chan Phone (626) 458-4921 Date 02-09-2009

tr68400r-rev3(rev'd 02-017-09).doc

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

February 9, 2009

Mr. Bruce Chow
Linscott, Law & Greenspan, Engineers
236 East Colorado Boulevard, Suite 200
Pasadena, CA 91106

Dear Mr. Chow:

SANTA ANITA VILLAGE PROJECT
NEIGHBORHOOD TRAFFIC MANAGEMENT MEASURE
RESIDUAL TRAFFIC IMPACT ANALYSIS (DECEMBER 3, 2008)
TENTATIVE TRACT NO. 68400
ARCADIA AREA

As requested, we have reviewed the above-mentioned analysis for the proposed Santa Anita Village project located at 4241 East Live Oak Avenue in the unincorporated County of Los Angeles area of Arcadia.

The analysis addresses residents' concerns that the proposed driveway located on Mayflower Avenue may generate cut-through traffic on Ashmont Avenue. To minimize project-related traffic from exiting the project site directly onto Ashmont Avenue, the project proposes to construct a channelized island on the project driveway, which will restrict eastbound left-turn and through movements. The analysis concludes this proposed neighborhood traffic management measure will not result in any significant traffic impacts at the study intersections previously evaluated in the February 13, 2007, traffic study.

We generally agree with the analysis that the redistribution of project traffic, as well as, the cumulative traffic generated by the project and other related projects will not have a significant impact to County roadways or intersections in the area.

If you have any further questions regarding the review of this document, please contact Mr. Isaac Wong of our Traffic Studies Section at (626) 300-4796.

Very truly yours,

GAIL FARBER
Director of Public Works

FP
WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

IW:cn
P:\ltpub\WPFILES\FILES\STU\Isaac\EIR\EIR 09015 - Santa Anita Village neighborhood trafffic management measure.DOC

cc: City of Irwindale (Jose Loera)
City of Monrovia (Doug Benash)
Department of Regional Planning (Rudy Silva)

bc: Land Development (Hunter, Wong)

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

September 13, 2007

Mr. David S. Shender
Linscott, Law & Greenspan, Engineers
234 East Colorado Boulevard, Suite 400
Pasadena, CA 91101

Dear Mr. Shender:

SANTA ANITA VILLAGE PROJECT
TRAFFIC IMPACT ANALYSIS REVIEW (FEBRUARY 13, 2007)
TENTATIVE TRACT NO. 68400
ARCADIA AREA

As requested, we have reviewed the above-mentioned document for the Santa Anita Village development located on the west side of Mayflower Avenue generally between Larkfield at Live Oak Avenues in the unincorporated County of Los Angeles area of Arcadia.

The proposed project includes the construction of 334 attached townhouses. The project is estimated to generate approximately 2,422 net new vehicle trips daily, with 158 and 214 net new vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the study that the traffic generated by the project alone, as well as the cumulative traffic generated by the project and other related projects, will not have a significant impact to County roadways or intersections in the area. We also generally agree that the project will not have a significant impact on the Congestion Management Program-monitored intersections, arterials, or freeways in the area.

The project shall submit a 40-foot-scale revised site plan of the project showing access locations in relationship to adjacent intersections and driveways shall be submitted Mr. Matthew Dubiel of our Land Development Review Section for review and approval prior to the issuance of building permits.

FILE COPY

We recommend the applicant consult with Caltrans as well as the Cities of Irwindale and Monrovia to obtain their concurrence with any potential California Environmental Quality Act impacts within their respective jurisdictions.

If you have any further questions regarding the review of this document, please contact Mr. Todd Liming of our Traffic Studies Section at (626) 300-4826.

Very truly yours,

DONALD L. WOLFE
Director of Public Works

William Winter

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

TML:cn
P:\dpub\WPFILES\FILES\STU\Todd\EIR\EIR 07103 - Santa Anita Village.DOC

cc: Caltrans (Cheryl Powell)
City of Irwindale (Jose Loera)
City of Monrovia (Doug Benash)
Department of Regional Planning (Rudy Silva)

bc: Land Development (Hunter, Wong)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 068400 (Rev.)

TENTATIVE MAP DATED 01-07-2009
EXHIBIT "A" MAP DATED 01-07-2009

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 provide a replacement sewage disposal system for the existing sewer house laterals serving lots fronting Live Oak Avenue and shall provide continuous and uninterrupted sewer service, including but not limited to operation and maintenance of the private sewer house laterals until such time the outlet sewer system is accepted for public use. A bond shall be posted to the satisfaction of Public Works.

2. 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.

3. If necessary, the subdivider shall comply with current sewer easement vacation procedures and shall post a sewer easement vacation bond to the satisfaction of Public Works.

4. If necessary, install off-site sewer house laterals to serve existing lots fronting Live Oak Avenue to the satisfaction of Public Works.

5. Comply with the mitigation measures as identified in the approved sewer area study **(PC 12053AS, dated 12-09-2008)** to the satisfaction of Public Works. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

6. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.

7. 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.

8. Easements are required, subject to review by Public Works to determine the final locations and requirements.

9. Private easements are required and shall be dedicated by separate instruments in favor of existing lots fronting Live Oak Avenue. The separate instruments are subject to review by Public Works to determine the final locations and requirements.

JKC

Prepared by Allen Ma Phone (626) 458-4921 Date Rev. 02-18-2008

tr68400s-rev3(rev'd 02-18-2009)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 68400 (Rev.)

TENTATIVE MAP DATED 01-07-2009
EXHIBIT "A" MAP DATED 01-07-2009

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 required, provide off-site water improvements to bring water to this land division to the satisfaction of Public Works.

4. Easement 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.

5. Submit landscape and irrigation plans for each multi-family/open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Massoud Esfahani Phone (626) 458-4921 Date 02-09-2009
tr68400w-rev3.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

RP - Jodie

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 68400 Map Date January 07, 2009 - Ex. A

C.U.P. _____ Vicinity Map 0166C

☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.

☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.

☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

☐ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.

☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.

☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.

☐ The Fire Department has no additional requirements for this division of land.

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

By Inspector: Juan C. Padilla Date February 4, 2009

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 68400 Tentative Map Date January 07, 2009 - Ex. A

Revised Report _____

☐ 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 7 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 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: **The current water system is adequate per Fire Flow test perform by Golden State Water Company.**
The required fire hydrants shall be installed and tested or bonded for prior to Final Map clearance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. 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 February 4, 2009

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # 68400	DRP Map Date: 01/07/2009	SCM Date: / /	Report Date: 10/05/2010
Park Planning Area # 5	ARCADIA ISLANDS		Map Type: REV. (REV RECD)

Total Units **318** = Proposed Units **318** + 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:	2.23
IN-LIEU FEES:	$692,386

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $692,386 in-lieu fees.

Trails:

No trails.

Comments:

*****The In-Lieu Fee has been updated to $692,386 from $686,642 to reflect the fee schedule at the time Map 68400 was advertised for public hearing in September 2010.**

*****Advisory:**

The Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: for

James Barber, Land Acquisition & Development Section

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 68400	DRP Map Date: 01/07/2009	SMC Date: / /	Report Date: 10/05/2010
Park Planning Area # 5	ARCADIA ISLANDS		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) Ratio 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.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio 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 **318** = Proposed Units **318** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.37	0.0030	0	0.00
M.F. < 5 Units	4.72	0.0030	0	0.00
M.F. >= 5 Units	**2.34**	**0.0030**	**318**	**2.23**
Mobile Units	1.82	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**2.23**

Park Planning Area = **5 ARCADIA ISLANDS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	2.23	$310,487	**$692,386**

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
2.23	0.00	0.00	2.23	$310,487	**$692,386**

COUNTY OF LOS ANGELES
Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

Land Use Program
Patrick Nejadian, REHS
Chief Environmental Health Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5380 • FAX (626) 813-3016

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
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Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

February 4, 2009

RFS No. 09-0001984

Tract Map No. 068400

Vicinity: Los Angeles

Tentative Tract Map Date: January 7, 2009 (3rd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 068400** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by **Golden State Water Company**, a public water company.

2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #15** as proposed.

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

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

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

MITIGATED NEGATIVE DECLARATION

PROJECT NUMBER: TR 068400 (RENVT200700062, RPAT200700002, RZCT200700004, RCUPT200700073).

1. DESCRIPTION:

Application for a tract map to subdivide four parcels into six lots to construct 318 residential units—with a minimum 20 percent reserved for seniors—in the following configuration: 148 units in two four-story buildings and 170 units in 23 three-story buildings. Additionally, applicant proposes a 2,850 square foot (s.f.) club house, a 2,900 s.f. community center, a swimming pool, and a "village green." A zone change from R-A, R-3-P, and C-3 to R-3-DP and a General Plan Amendment to Limited Multi-Residence are also being requested. The current use of the site is a 232-unit mobile home park with 37 spaces occupied. The proposed project will require grading in the amounts of 40,000 cubic yards of cut and 17,000 cubic yards of fill.

2. LOCATION:

4241 East Live Oak Avenue, Arcadia, CA 91006

3. PROPONENT:

Prime Enterprises, LLC.
900 South San Gabriel Boulevard, #200
San Gabriel, CA 91776

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH MODIFICATION AS IDENTIFIED ON THE PROJECT CHANGES/CONDITIONS FORM INCLUDED AS PART OF THE INITIAL STUDY.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS MITAGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: *Anthony Curzi* AC

DATE: *August 3, 2009*

STAFF USE ONLY

PROJECT NUMBER: *TR 068400*
CASES: *RENVT200700062*
RCUPT200700073
RPAT200700002
RZCT200700004

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

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *March 8, 2007* Staff Member: *Anthony Curzi*
Thomas Guide: *597-F2* USGS Quad: *El Monte*
Location: *4241 Live Oak Avenue, Arcadia, CA*

Description of Project: *The proposed project is an application for a tract map to subdivide four parcels into six lots to build 318 residential units with a 2,850 square foot(s.f.) club house and a 2,900 s.f. community center. The club house and the community center will require a Conditional Use Permit. The proposed residential units will be built in five phases and consist of 170 townhouse condominium units in 23 three-story buildings and 148 condominium units in two four-story buildings. The current use of the project site is a 232-unit mobile home park with 37 spaces occupied. The proposed project will require grading in the amounts of 40,000 cubic yards (c.y.) of cut and 17,000 c.y. of fill. The applicant is requesting a zone change to R-3-DP and a plan amendment to Limited Multi-Residence. Twenty percent of the units will be affordable for seniors.*

Gross Acres: *12.45*

Environmental Setting: *The proposed project site is located in the unincorporated Los Angeles County community of South Monrovia Islands and is bordered to the south by Live Oak Avenue and to the east by Mayflower Avenue. Land uses within 500 feet consist of single-family residences. There are commercial establishments and one multi-family residence to the south. The project site contains flat and sloping topography to the south and east.*

Zoning: *R-A (Residential Agriculture), R-3-P (Limited Multiple Residence), C-3 (Unlimited Commercial)*
General Plan: *Category 1 (Low Density Residential)*
Community/Area wide Plan: *NA*

Major projects in area:

PROJECT NUMBER	DESCRIPTION & STATUS
TR 061438/CP 04-168	*40 condominium units (pending).*
TR 060123/CP 03-207	*45 condominium units (approved 10/06/04)*
CP 03-165	*Maintain existing golf course (approved 03/17/04).*
CP 01-069	*Repair and storage of construction equipment (approved 06/26/02).*

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
- ☐
- ☐
- ☐
- ☐
- ☐

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☐ State Parks
- ☒ Caltrans District 7
- ☒ Native American Heritage Commission
- ☐

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mtns. Area
- ☒ City of Arcadia
- ☒ City of El Monte
- ☒ City of Monrovia
- ☒ City of Irwindale
- ☒ Monrovia USD
- ☒ Golden State Water Company
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

Regional Significance

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

County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ DPW: T&L, Geotechnical and Materials, Waterworks and Sewer Maintenance, EP.
- ☒ Sheriff's, Fire, Library
- ☒ Parks and Recreation
- ☒ DPH: Environmental Hygiene
- ☐

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	☐	☒		*Liquefaction area.*
	2. Flood	6	☒	☐		
	3. Fire	7	☒	☐		
	4. Noise	8	☐	☒		*Construction noise.*
RESOURCES	1. Water Quality	9	☐	☒		*NPDES requirement.*
	2. Air Quality	10	☐	☒		*Construction/grading, parking structure.*
	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	☒	☐		*Plan Amendment and Zone Change.*
	4. Pop/Hous./Emp./Rec.	24	☒	☐		
	5. Mandatory Findings	25	☐	☒		*Geotechnical, noise, air quality.*

Environmental Finding:

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

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

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

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

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

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

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

Reviewed by: Anthony Curzi Date: 7/22/09

Approved by: Paul McCarthy Date: 7-22-09

☐ 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?
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? *Liquefaction.*
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%? *Grading in the amounts of 40,000 cubic yards of cut and 17,000 cubic yards of fill.*
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?
h.		☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

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

☐ Lot Size ☐ Project Design ☒ Approval of Geotechnical Report by DPW

Implement Geotechnical Engineering Investigation-dated 3/14/07, Chapter 7-Conclusions and Recomendations. Applicant shall comply with all requirements of Subdivision Committee.

CONCLUSION

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

☐ Potentially Significant ☒ Less than significant with project mitigation ☐ Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

		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**

☐ Lot Size ☐ Project Design

☒ **OTHER CONSIDERATIONS**

Conceptual drainage concept was approved by DPW on July 14, 2008. Applicant shall comply with all requirements of said approval.

CONCLUSION

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

[redacted] ☐ 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?

STANDARD CODE REQUIREMENTS

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

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

☐ Project Design ☐ Compatible Use

Applicant shall comply with all requirements of the Subdivision Committee.

CONCLUSION

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

☐ Potentially Significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

		No	Maybe	
a.	☒	☐	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
				Project site is located on heavily-traveled Live Oak Avenue. Parking lots and other industrial uses including an auto repair shop are adjacent to the project site to the south.
b.	☒	☐	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
				There is a library 500 feet to the southwest of the project site.
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?
				The project will utilize parking lots and a parking structure.
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?
				Noise from project grading and construction.
e.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

☒ MITIGATION MEASURES

☐ Lot Size ☐ Project Design ☐ Compatible Use

☐ OTHER CONSIDERATIONS

Comply with noise mitigation measures.

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

		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?
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**

Applicant shall comply with all requirements of the Subdivision Committee.

CONCLUSION

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

[redacted] ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

		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?
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?
d.		☐	☒	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? *Grading may create dust.*
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)? *The proposed project has the potential to contribute to a cumulative net increase in air quality impacts.*
h.		☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☒ **MITIGATION MEASURES**

☐ Project Design ☐ Air Quality Report

☐ **OTHER CONSIDERATIONS**

AQMD had no comments on project. Implement mitigation measures in MMP.

CONCLUSION

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

☒ 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?
				Project site is approximately one mile from Santa Fe Dam SEA.
b.		☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
				Project site is fully developed and does not contain natural habitat areas.
c.		☒	☐	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.		☒	☐	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**
☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**
☐ ERB/SEATAC Review ☐ Oak Tree Permit

CONCLUSION

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

☐ Potentially Significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	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?
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?
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

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**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

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?
				Proposed project is not near a 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?
				Two four story buildings with a maximum height of 66 feet proposed.
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

CONCLUSION

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

[redacted] ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

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

☐ **MITIGATION MEASURES**

☐ Project Design ☒ Traffic Report

☒ **OTHER CONSIDERATIONS**

☒ Consultation with Traffic & Lighting Division

Traffic and Lighting concluded proposed project does not require additional studies per City of Arcadia's guidelines.

CONCLUSION

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

[redacted] ☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

		No	Maybe	
a.		☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
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**

Applicant shall comply with all requirements of the Subdivision Committee.

CONCLUSION

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

[redacted] ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

		No	Maybe	
a.		☐	☒	Could the project create capacity problems at the district level?
				318 residential units could create capacity problems.
b.		☐	☒	Could the project create capacity problems at individual schools that will serve the project site?
				318 residential units could create capacity problems.
c.		☒	☐	Could the project create student transportation problems?
d.		☐	☒	Could the project create substantial library impacts due to increased population and demand?
				Possible increase in library use.
e.		☒	☐	Other factors?

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

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

CONCLUSION

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

☐ 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?
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Fire Mitigation Fee

☐ **OTHER CONSIDERATIONS**

Nearest County Fire station 2.3 miles away at 5946 N. Kaufman Avenue, Temple City, CA.

Nearest Sheriff's station is 3.9 miles away at 8838 Las Tunas Drive, Temple City, CA.

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

	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)? *Solid waste generated by demolition/construction and operation of proposed project.*
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**

Applicant shall comply with county requirements regarding waste disposal.

CONCLUSION

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

[redacted] ☒ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

		No	Maybe	
a.		☒	☐	Will the project result in an inefficient use of energy resources?
b.		☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
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?

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

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

		No	Maybe	
a.		☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.		☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.		☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
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? *Potential landfill within 1000 feet.*

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

☐ **OTHER CONSIDERATIONS**

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

[redacted] ☒ 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?
				Plan Amendment to Limited Multi-Residence.
b.	☒	☐	☐	Can the project be found to be inconsistent with the zoning designation of the subject property?
				Zone Change to R-3-DP.
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
		☒	☐	Hillside Management Criteria?
		☒	☐	SEA Conformance Criteria?
		☒	☐	Other?
d.		☒	☐	Would the project physically divide an established community?
e.		☒	☐	Other factors?

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

Approved plan amendment and zone change will allow proposed project to be consistent with plan designation and zoning.

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

		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)? *The project site and its surrounding area are urbanized and developed.*
c.		☒	☐	Could the project displace existing housing, especially affordable housing?
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. *Traffic, water quality, visual, utilities.*
c.	☐	☐	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? *Geotechnical, noise, air quality.*

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

PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION

Project No.: VTTM No. 068400(RPAT200700002/RZCT200700004/RCUP200700073)

The Department of Regional Planning ("DRP") staff has determined that the following mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The Permittee shall deposit the sum of $3,000.00 with the DRP within 30 days of Permit approval in order to defray the cost of reviewing and verifying information contained in reports required by the Mitigation Monitoring Program.

1. Implement Geotechnical Engineering Investigation – dated 3/14/07, Chapter 7 - Conclusions and Recommendations, and addendums thereof.
2. Limit all construction activities near occupied on- and off-site residences to between the hours of 8:00 AM and 6:00 PM and excluded on all Sundays and County-observed holidays.
3. All construction equipment, stationary and mobile, operating on the project site shall be equipped with properly operating and maintained noise buffering muffler system or other noise reducing feature, reducing equipment noise levels to conform to applicable County standards.
4. Implement noise mitigation measures discussed in the Mestre Greve Noise Assessment dated 2/23/07, and summarized as follows:
   a. Construct a 16-ft. high temporary noise –sound blanket-barrier along the north and west perimeter property lines, and 9-ft. high temporary sound blanket-barrier along the south and east perimeter property lines, or a structure equal to or of greater mitigation.
   b. On-site loading and staging areas shall be located at least 50 ft. from existing residential dwellings.
5. Reduce construction equipment emissions by implementing use of a series of measures inclusive of low emission construction equipment, low sulfur fuel, pre-coated/colored materials, and existing power.
6. Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust.
7. Suspend use of all construction equipment operations during applicable smog alerts.
8. Use electricity from power poles when present, practicable, and cost-effective rather than temporary diesel or gasoline-powered generators.
9. Use methanol- or natural gas-powered mobile equipment instead of diesel if readily available at competitive prices.
10. Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.
11. Implement air quality measures – inclusive of ROG measures, as discussed in the Mestre Greve Associates report dated 12/18/08, as follows:
    a. Use pre-coated, pre-colored and naturally colored building materials, and use of high volume-low pressure sprayers.
    b. Utilize low emission, tank-less water heaters to reduce natural gas consumption and emissions.
    c. Utilize built-in, energy-efficient appliances and automated controls for HVAC to reduce energy consumption and emissions.
    d. Provide shade trees in subject development to reduce building heating/cooling needs as depicted in the landscape plan.
    e. Install sunlight filtering window coatings, double-paned windows or window treatments to meet or exceed Title 24 Energy requirements.
    f. Use roof materials that maximize reflection of sunlight and minimize heat gains in buildings, thus reducing dependence on HVAC.
12. Provide and implement studies and analysis – Sewer Study, Traffic Study, Biological Assessment, Drainage/Grading and Closure Impact Report, as made a condition of approval.
13. Utilize high-efficiency dual-flush toilets to reduce water consumption.

As the Applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Planning Commission will be on the project as mitigation measures.

Applicant: Prime Enterprises, LLC — Date 7/22/09

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

Staff — Date

TR068400/RENVT200700062/RPAT200700002/RZCT200700004/RCUPT200700073
Mitigation Monitoring Program

No.	Impact Mitigation	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
Geotechnical					
1	Implement Geotechnical Engineering Investigation – dated 3/14/07, Chapter 7 - Conclusions and Recommendations, and addendums thereof.	Project Applicant	Implement report recommendations	DPW	Permits
Noise					
2	Limit all construction activities near occupied on- and off-site residences to between the hours of 8:00 AM and 6:00 PM and excluded on all Sundays and County-observed holidays.	Project Applicant	Inspection monitoring	DPW Project Applicant	Construction
3	All construction equipment, stationary and mobile, operating on the project site shall be equipped with properly operating and maintained noise buffering muffler system or other noise reducing feature, reducing equipment noise levels to conform to applicable County standards.	Project Applicant	Inspection monitoring	DPW Project Applicant	Construction
4	Implement noise mitigation measures discussed in the Mestre Greve Noise Assessment dated 2/23/07, and summarized as follows: a. Construct a 16-ft. high temporary noise –sound blanket-barrier along the north and west perimeter property lines, and 9-ft. high temporary sound blanket-barrier along the south and east perimeter property lines, or a structure equal to or of greater mitigation. b. On-site loading and staging areas shall be located at least 50 ft. from existing residential dwellings.	Project Applicant	Implement report recommendations	DPW	Plan check
5	Reduce construction equipment emissions by implementing use of a series of measures inclusive of low emission construction equipment, low sulfur fuel, pre-coated/colored materials, and existing power.	Project Applicant	Inspection monitoring	DPW Project Applicant	Construction
6	Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust.	Project Applicant	Inspection monitoring	DPW Project Applicant	Construction
7	Suspend use of all construction equipment operations during applicable smog alerts.	Project Applicant	Inspection monitoring	DPW Project Applicant	Construction
Air Quality					

No.	Impact Mitigation	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
8	Use electricity from power poles when present, practicable, and cost-effective rather than temporary diesel or gasoline-powered generators.	Project Applicant	Plan check	DPW Project Applicant	Plan checking
9	Use methanol- or natural gas-powered mobile equipment instead of diesel if readily available at competitive prices.	Project Applicant	Inspection monitoring	DPW Project Applicant	Permits
10	Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.	Project Applicant	Plan check review	DPW Project Applicant	Plan checking
11	Implement air quality measures – inclusive of ROG measures, as discussed in the Mestre Greve Associates report dated 12/18/08, as follows: a. Use pre-coated, pre-colored and naturally colored building materials, and use of high volume-low pressure sprayers. b. Utilize low emission, tank-less water heaters to reduce natural gas consumption and emissions. c. Utilize built-in, energy-efficient appliances and automated controls for HVAC to reduce energy consumption and emissions. d. Provide shade trees in subject development to reduce building heating/cooling needs as depicted in the landscape plan. e. Install sunlight filtering window coatings, double-paned windows or window treatments to meet or exceed Title 24 Energy requirements. f. Use roof materials that maximize reflection of sunlight and minimize heat gains in buildings, thus reducing dependence on HVAC.	Project Applicant	Implement report recommendations	DRP	Plan checking
Sewer, Traffic, Biota, Drainage and Grading, Relocation.					
12	Provide and implement studies and analysis – Sewer Study, Traffic Study, Biological Assessment, Drainage/Grading and Closure Impact Report, as made a condition of approval.	Project Applicant	Implement report recommendations	DRP and DPW	Permits
Water Conservation					
13.	Utilize high-efficiency dual-flush toilets to reduce water consumption.	Project Applicant	Install dual flush toilets	DPW	Permits

Key: DPW = Los Angeles County Department of Public Works. DRP, Los Angeles County Department of Regional Planning

GENERAL PLAN AMENDMENT
BURDEN OF PROOF

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

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

The existing Major Commercial zone – C- 3, promotes Community and Neighborhood serving commercial uses – permitting commercial development equal to a 13.0 FAR and 50 residential units per acre, fronting onto a major highway serving County residents, and commercial, residential and industrial uses within the Cities of Arcadia, Monrovia, and Irwindale. The proposed amendment to High Density Residential (Category 4) is designed (i) to implement County General Plan housing goals to accommodate higher density multi-family residential in urban areas, (ii) to provide a Category compatible with commercial and residential land uses, (iii) to provide alternatives to more expensive single lot home ownership, (iv) to provide flexibility to limit access to two of four public street frontages, and direct traffic away from local streets, and (v) proposes General Plan consistency changes.

This Amendment will facilitate much needed local- and regional-serving housing that fronts onto two major arterials designated as Major Highway (Live Oak Ave.) and Secondary Highway (Mayflower Ave.). These arterials are part of the backbone to a countywide transportation and circulation system.

The particular amendment proposed is appropriate and proper because:

The Amendment will increase the supply and diversity of housing, and promote infill housing to replace an existing 232- unit mobile home park – only 39 units occupied, that is at the end of its development lifetime. This scarce under utilized land should be developed as an extension of the existing community, rather than continue as a barrier to additional development in the vicinity.

The Applicant should not bear the responsibility to create consistency between the County General Plan and existing zoning designations as required by the CA Government Code (Title, 7 S. 65359 – Local Plan Consistency.)

Construction of air- right ownership housing: (i) enables local residents who no longer require a single family residence parcel to stay in the area, (ii) enables older residents who may have long terms of residence in the community to stay within the community, and (iii) provides quality family-sized housing as a less-expensive alternative to other market-rate ownership and rental projects, both in other areas in the County and in the adjacent cities. Construction of amenities consolidates outdoor activities towards the center of the 12.05 ac. parcel – away from neighboring properties. The proposed residential project is within close proximity to established commercial and residential neighborhoods.

Potentially significant impacts of higher-density development are mitigated to a level of insignificance through simultaneous review and approval of the Tract Map and CUP/DP associated with the zone change to R–3 - DP.

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

Planning goals listed in the General Plan promote concentration of well- designed housing in and adjacent to regional centers to provide convenient access to jobs and services without sacrificing livability or environmental quality. (Source: County Land Use Element, Policy No. 1, pg. III – 11). The site is located within an urbanized unincorporated area along Live Oak Ave. – a Major Highway, serving local urban cities and unincorporated communities. The amendment will facilitate higher density home ownership near urban commercial corridors without impacting the quality of life for existing residents in the County and in the communities of Irwindale, Monrovia, Arcadia (Policy No. 24, p. III-14).

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

The proposed family-oriented residential project creates homeownership opportunities not available in the area without creating unmitigated environmental impacts.

Increase in the number of family-sized housing units is promoted by the General Plan; the project will be a catalyst for additional commercial and residential development that is contemplated in planning documents that promote housing growth in County and surrounding communities.

APPLICANT'S AFFIDAVIT

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

Executed this 10 day of April 2008 Signed _____ Planner - Agent for DMA

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

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

Residential use is permitted by right in the R–3, and C – A zones, and by CUP in the C-3 zone. The zone change to R-3 DP consolidates the 12.05 ac. into one category, and is needed for three principal reasons: (i) to implement County General Plan housing goals to accommodate higher density multi-family residential in urbanizing areas, (ii) to foster infill housing, and (iii) to provide flexibility to design and develop the 12.05 ac. parcel.

The zone change is necessary to meet local and regional goals for additional housing and increase supply of quality, affordable "for- ownership" condominium and townhouse – condominium units.

Construction of ownership housing will strengthen the community by enabling local residents who no longer require a single-family home to stay in the area, and by expanding opportunities for those who would like to move to the area.

The R-3 DP zone accommodates the proposed density of 27.72 units/ac., and provides ample common and landscaped open space, and improvements including recreation buildings, pool, spa, and tot lot.

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

The Applicant should not bear the responsibility to create consistency between the County General Plan and existing zoning designations as required by CA Government Code (Title 7 S.65359 – Local Plan Consistency).

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

The R-3 DP zone can accommodate multi-family rental housing at a density of 27.72 units/ac., on-site amenities, and up to four story building heights of <66 ft.

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

The site has access to all necessary services and facilities and is of sufficient size and shape to accommodate residential development and on-site amenities at the proposed height and density.

The proposed R-3 DP zoning is consistent with the Countywide General Plan Category 1 *and* Category 4, and the proposed project can be conditioned to be compatible with surrounding land uses and General Plan policies using the DP portion of the zone change. The Applicant is exceeding minimum County parking standards and open space/amenities requirements.

Compatibility with existing land uses – single-family residential to the west, to the north, and to the east across Mayflower Ave., and multiple family residential / commercial to the south, is ensured through the conditions of approval of the various discretionary entitlements.

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

This condominium and townhouse - condominium residential project with associated on-site amenities features ample walls, landscape buffers, larger setbacks, and better open space amenities than generally found with projects of this density. The layout and design of the units will encourage a variety of family types to gravitate towards staying in the community or moving to this area of the County.

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

PARKING PERMIT - BURDEN OF PROOF

CHAPTER 22.56.1020

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

A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52 because:

1. The age and/or physical condition of the residents is such that the use of automobiles is unlikely; or
2. The nature of the use is such that there is a reduced occupancy; or
3. The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobiles. Such a program shall include positive incentives such as vanpools, transit fare subsidies, commuter travel allowances, car pools or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration; or
4. Sufficient land area is reserved or an alternative arrangement is approved to insure that the parking requirements may be complied with should the use, occupancy, or transportation program change. Such reservation or alternative may be waived for certain senior citizen and handicapped person's housing developments where the director finds that it is unnecessary because of the anticipated permanent nature of such uses. If required, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed.

- The Permit is needed because the distribution of parking does not meet the "technical" interpretation of County code to place guest parking on the same lot as the unit. The guest parking layout conforms to the spirit and intent of County code (S.22.52.1000) to "...promote vehicular and pedestrian safety and efficient land use". The parking is laid out so that 92 of 104 guest parking spaces - 20 more than the required 84 spaces are on Lot Nos. 1 and 4 – are easily accessible to/from all six lots.
- On-site vehicle circulation, parking, and emergency access design is acceptable to County DPW and Fire Department. There is convenient access to Live Oak mass transit.
- No waiver to reduce parking is requested; proposed parking promotes vehicular and pedestrian safety and efficient land use.

B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces, or compact spaces because:

1. Uses sharing parking facilities operating at different times of the day or days of the week; or
2. Parking facilities using tandem spaces will employ valets or will utilize other means to insure a workable plan, or
3. Apartment houses using compact spaces for a portion of the require parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces.

- No aspect of the project is non-compliant with these findings.

C. That off– site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking lots and uncovered residential parking spaces will provide the required parking for uses because:

1. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use, or
2. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces; or
3. Such transitional lots are designed to minimize adverse effects on surrounding properties; or
4. Uncovered parking for low and moderate income residential developments will be appropriately screened and compatible with the surrounding neighborhood.

- No aspect of the project is non-compliant with these findings. The Applicant will comply with final mitigation required by Traffic and Lighting based on the review of the traffic impact analysis prepared by Linscott, Law & Greenspan Engineers

D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding properties.

- The request for a Parking Permit will have no unmitigated impact on traffic congestion, circulation, off-site parking or parking for adjacent land uses.

E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this ordinance.

- The site plan has been conceptually reviewed and approved by County DPW and Fire Department. The site complies with all applicable development standards.

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

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

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or

2. Be materially detrimental to the use, enjoyment or valuation of property or other persons located in the vicinity of the site, or

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- Compliance with applicable health and safety codes, the UBC and good development practices will result in a successful, safe and enjoyable living environment for new and existing community residents.
- The proposed for-sale condominium and townhouse development will improve the quality of life for on-site and adjacent residents in regards to landscape, infrastructure, and building design. New amenities and development standards include decorative landscaping, 4.1 ac. of common open space, recreation and community centers, a pool and spa, tot lot.
- There is ample parking and centralized vehicle ingress from Mayflower Ave.; circulation has been carefully designed for egress to Live Oak Ave., and Mayflower Ave. that limits vehicle access to major county arterials, and away from local- serving residential collector streets. Well- designed condominium and townhouse units feature quality construction materials to create an aesthetic residential design enhancing the economic vitality of area and acting as a catalyst for future quality projects.

B. That the 12.05 ac. site is adequate in size and shape to accommodate yards, walls, fences, parking, loading, landscaping, building stories and height, and other development features prescribed in this Title 22 application, or as is otherwise required in order to integrate the 12.05 ac. site with uses in the surrounding area.

- The project civil engineer, traffic engineer, geologist, noise and air quality consultants identified measures to mitigate impacts to a level of non-significance.
- Parking for 773 cars provides 20 spaces greater than required by County code.
- Building height is limited to a maximum of (i) four stories or 66 ft., (ii) two stories or 35 ft. The project will (i) comply with Fire and Public Works Department requirements consisting of private driveway widths of 28 ft. curb to curb (ii) locate all buildings within 150 ft. of an approved Fire Lane, iii) provide massing and design to insure compatibility with the surrounding residential development, while protecting visual privacy of adjacent residential uses, and iv) be developed at a density of 27.72 units/ac. – which is within R-3 DP standards and compatible with either Category 1 (existing) or Category 4 (proposed) of the General Plan.
- All development standards prescribed in this Title 22 application – Planning and Zoning requirements are either met, or exceptions to building height and setbacks are requested under the DP zoning to create a human-scale project with amenities that will be foster a quality living environment and have a positive effect of expanding the existing residential community.

C. That the proposed use is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and

2. By other public or private service facilities as are required.

- The Applicant will comply with final mitigation required by County Traffic and Lighting based on the review of the traffic impact analysis prepared by Linscott, Law & Greenspan Engineers. Live Oak Ave. and Mayflower Ave. right-of-ways are fully dedicated and will be improved with parkway landscaping, to adequately serve the project and surrounding community. Existing streets on the west sides of the project – Love Joy St. and Alley, serve adjacent residential uses and will not be accessed by Santa Ana Village guests or residents.
- Will-serve utility letters – copies of which are enclosed in this application are provided for water, gas, sewer, and electric. Sewer, electric, cable and telephone have been requested but have not yet been received.

ATTACHMENT TO SECTION 5 OF HOUSING PERMIT SUPPLEMENTAL APPLICATION

4. Waiver or Modification of Development Standards – Section 22.52.1860

Please provide a short description of the requested waiver of modification of development standards.

75 dwelling units are provided in one condominium tower that is exclusively restricted to senior residents.

5. Discretionary Housing Permit Burden of Proof – Section 22.56.2820

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.*

With the exception of the pending clearances of a Closure Impact Report and an addendum to the project's Air Quality Assessment, the project and its anticipated conditions incorporate mitigation measures that were recommended in the project's environmental studies.

Both the street median at the project's easterly entry and the height and number of dwelling units on the west and north boundaries of the project were modified in response to suggestions from neighboring residents that was received at two community meetings.

2. *Be detrimental to the use enjoyment or valuation of property of other persons located in the vicinity of the site.*

The proposed use is a significant improvement over the existing mobile home park and will benefit surrounding commercial uses, broaden the existing property tax base, increase school district revenues, increase ridership on the local area bus system, and create local housing options for senior citizens.

3. *Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.*

The project includes a swimming pool that will be subject to and operate under the requirements of a permit issued by under the Environmental Health - Recreational Waters Program of the Los Angeles County Department of Public Health.

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

The features and specifications of project's common area are consistent with current planning standards. All parking will be accommodated on site, its perimeter walls were analyzed as part of the project's noise assessment, and waste hauling trucks will utilize the interior drive aisles of the project.

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:***

   The project entries conform to current traffic guidelines and are located on major arterials with design specifications that meet or exceed anticipated traffic volume and vehicle loads.

2. ***By other public or private service facilities as are required.***

   The project's internal driveways accommodate fire safety vehicles, emergency vehicles, and waste hauling trucks.

D. That the proposed project at the location proposed has been designed to be complementary to the surrounding area in terms of land use patterns and design.

The project's land use is consistent with surrounding residential uses and will be complementary to surrounding commercial uses. Its building set- backs and the height of the end units of its perimeter buildings are less than what would otherwise be allowed under either an R-1500 or an R-2 zone designation; and the project's density is concentrated in centrally located buildings that are beyond the view of adjacent residences.

E. That the proposed project will assist in satisfying housing needs, and is viable in term of continuing availability to meet such housing needs.

The availability of the proposed 314 dwelling units is responsive to State of California's housing element mandates for local area general plans and provides an opportunity for surrounding seniors to capture equity in their existing homes and relocate within the social matrix of their existing community.

Epic Land Solutions, Inc.

2601 Airport Drive, Suite 115
Torrance, CA 90505

Phone: 310-626-4848
Fax: 310-891-3348

Monday, October 04, 2010

Los Angeles County Department of Regional Planning
320 West Temple Street 13th Floor
Los Angeles, CA 90012
Attention: Jodie Sackett

RE: Review Report- Santa Anita Village Mobilehome Park Closure Impact Report Project
Project: TRO68400-5 Mobilehome Permit No. 201000003
Project Address: 4241 East Live Oak Avenue Arcadia, CA

Dear Los Angeles County Department of Regional Planning:

This Review Report of the Santa Anita Village Mobilhome Park ("Park") Closure Impact Report ("Report") prepared by Overland, Pacific and Cutler (OPC) is intended for Prime Enterprises, LLC, to fulfill its due diligence requirement that is required by the Los Angeles County Code Chapter 8.57 and the state Mobilehome relocation throughout Southern California. Epic is familiar with regulations and guidelines governing the relocation process.

Epic has reviewed the Santa Anita Village Mobilehome Park Closure Impact Report thoroughly, paying close attention to compliance with Chapter 8.57 and State Mobilehome Residency Law.

Additional fact checking was performed for verification of pertinent information contained in the Closure Impact Report in relation to the compliance with applicable regulations, letters and maps and available resources. Below are the findings and recommendations.

Compliance with Applicable Regulations:

The Closure Impact Report which is the subject of this Review has been found to be compliance with the governing regulations. Although not specifically outlined in the Mobilehome Residency Law or County Code 8.57, Epic suggests that the following will enhance the Report and make the relocation activities as smooth as possible:

- The Report did not include photographs of the 37 coaches that are being affected by the closure. These photos can help document the condition of the coaches before closure.

- The Report did not mention availability of temporary housing for those households which may have a more difficult time finding a replacement. Related to the fact that the Report stated that some park residents could face special challenges finding a replacement due to age of the coaches and finances, health and age of the occupants.

Verification of Maps, Relocation Benefits and Letters Presented in the Report:

Epic has reviewed the letters, maps and relocation benefits that were used in the Report as its exhibits. They all appeared to be adequate and seem to provide the sufficient information pursuant to the governing regulations.

Available Resources

Epic has reviewed the available data which was used as the basis for the Report. The available resource section of the Report appears to meet all the requirements. However, as noted above, it is recommended that this section of the Report be amended to include available resources for the households which might require temporary displacement in order to meet project schedule.

Conclusion

Epic affirms that this Report complies with County Code Chapter 8.57 and the state Mobilehome Residency Law. Epic's suggestions to add photos of the coaches involved in the relocation and include resources for temporary housing are merely suggestions to enhance the Report and are not required for compliance with the County and State regulations. Overall, the Report was well structured and informative.

Sincerely,

Ray Mehler
Regional Manager

Cc: Steve Zuckerman

Epic Land Solutions, Inc.

2601 Airport Drive, Suite 115
Torrance, CA 90505

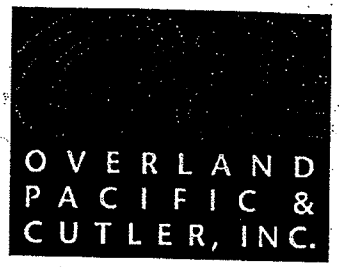
Phone: 310-626-4848
Fax: 310-891-3348

Closure Impact Report Review Checklist

Project Name:	Santa Anita Village Mobilehome Park
Closure Impact Report Preparer:	Overland, Pacific & Cutler
Reviewed By:	Epic Land Solutions, Inc. – Kathy Cabanilla
Reviewed For:	Prime Enterprises, LLC

Required Information	Compliant	Action Suggested	Action Recommended (but not required)
Introduction	✓		
Project Area Location	✓		
Property Description	✓		
Project Site Photos	✓	✓	Photos of coaches that have to be relocated.
Relocation Resources	✓		
Methodology	✓		
Survey Results	✓		
Relocation Costs	✓		
Closure Impacts	✓		
Proposed Mitigation Measures	✓		
Park Closure	✓		
Temporary Housing	✓	✓	Possible temporary housing.

The photos and temporary housing information may be provided in a separate supplement to the report and notices may be delivered to residents prior or as part of the state required 6 Month Notice of Closure.



Santa Anita Village Mobilehome Park

Closure Impact Report

Prepared by:

Overland, Pacific & Cutler, Inc.
3750 Schaufele Ave., Suite 150
Long Beach, California 90808
www.opcservices.com

February 24, 2010

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INTRODUCTION

Prime Enterprises, LLC (the "Owner"), owner of the Santa Anita Village Mobilehome Park (the "Park") located at 4241 East Live Oak, Arcadia, California is proposing a five-phase 318 unit residential townhouse-condominium development with three- and four-story mid-rise podium residential structures with subterranean parking. No governmental assistance in any part of the proposed development is proposed. As a result of the proposed development, the closure of the Park will be required.

Pursuant to the Los Angeles County Code, Title 8, Chapter 8.57.300 (the "Code"), prior to the change of use or closure of the Park, the Owner is required to file with the Los Angeles County Planning Director, a report on the impact of the closure upon the residents who will be displaced (the "Closure Impact Report" or "CIR"). The requirements of the Code are also consistent with the requirements of California Government Code Section 65863.7; hereinafter to be also known as the "Code".

The Park, located in an unincorporated area of the County of Los Angeles within a South Arcadia community, is situated on approximately 12 acres. The Park has a total of 228 mobile home spaces. Currently, only 37 spaces are occupied and the rest are vacant (See **Exhibit A** for a map of the Park). Of the 37 occupied spaces, 23 are occupied by residents who own their mobile home and 14 are occupied by tenants renting Park owned mobile homes.

The Owner has contracted with Overland, Pacific & Cutler, Inc. (OPC), a firm with relevant experience in the closure of mobile home parks and relocation of residents from all types of housing types, to prepare the necessary CIR on the impact of the closure upon the residents of the Santa Anita Village Mobile Home Park.

In order to prepare the CIR, OPC analyzed resident data provided by the Owner, performed a comprehensive study of mobile home park and other housing resources in the surrounding area of the Park.

Consistent with the Code, the CIR presents:

1. Demographic data from the survey of the Park residents who will be displaced;
2. The availability of adequate replacement housing;
3. Reasonable relocation costs for each resident of the Park;
4. Identification of the adverse impacts of the closure; and
5. Proposed steps to be taken to mitigate adverse impacts associated with the proposed closure of the Park.

I. PROJECT AREA LOCATION AND DESCRIPTION

A. THE REGIONAL LOCATION

The proposed Project is located in an unincorporated area of the County of Los Angeles, within a southern area of the City of Arcadia, approximately 10 miles north-east of downtown Los Angeles. Surrounding Cities include Arcadia to the west and north, Monrovia, Irwindale and Baldwin Park to the east, El Monte to the south, and Temple City to the west. The Project site is easily accessible by Interstate Freeways 10, 210 and 605. (*See Figure 1: Regional Project Location*)

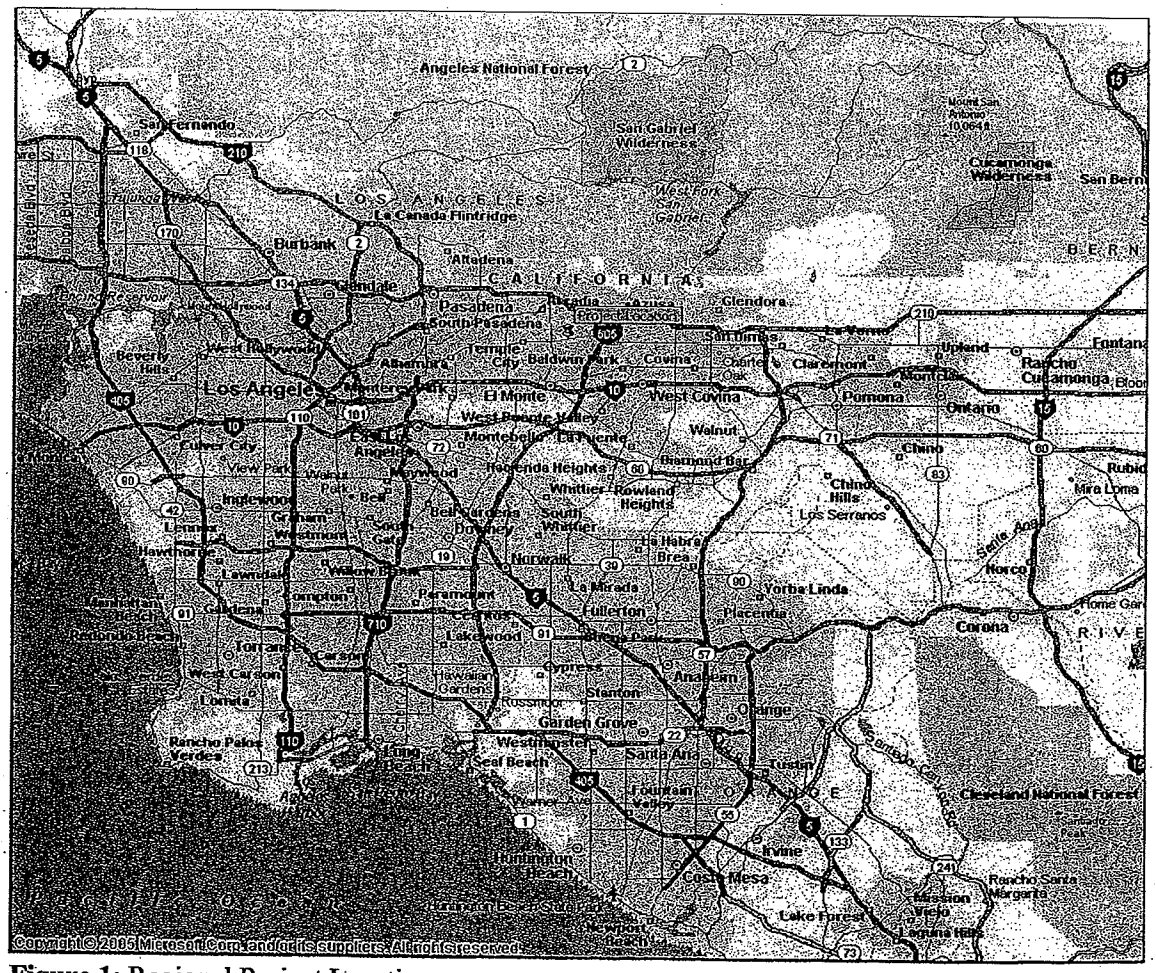


Figure 1: Regional Project Location

B. PROJECT SITE LOCATION

The proposed Project site is located at 4241 East Live Oak Avenue and it encompasses approximately 12 acres. The Project is generally bounded by East Birchcroft Street on the north, South 10th Avenue on the west, South Mayflower Avenue on the east and East Live Oak Avenue on the south. *(See Figure 2: Park Site Location)*

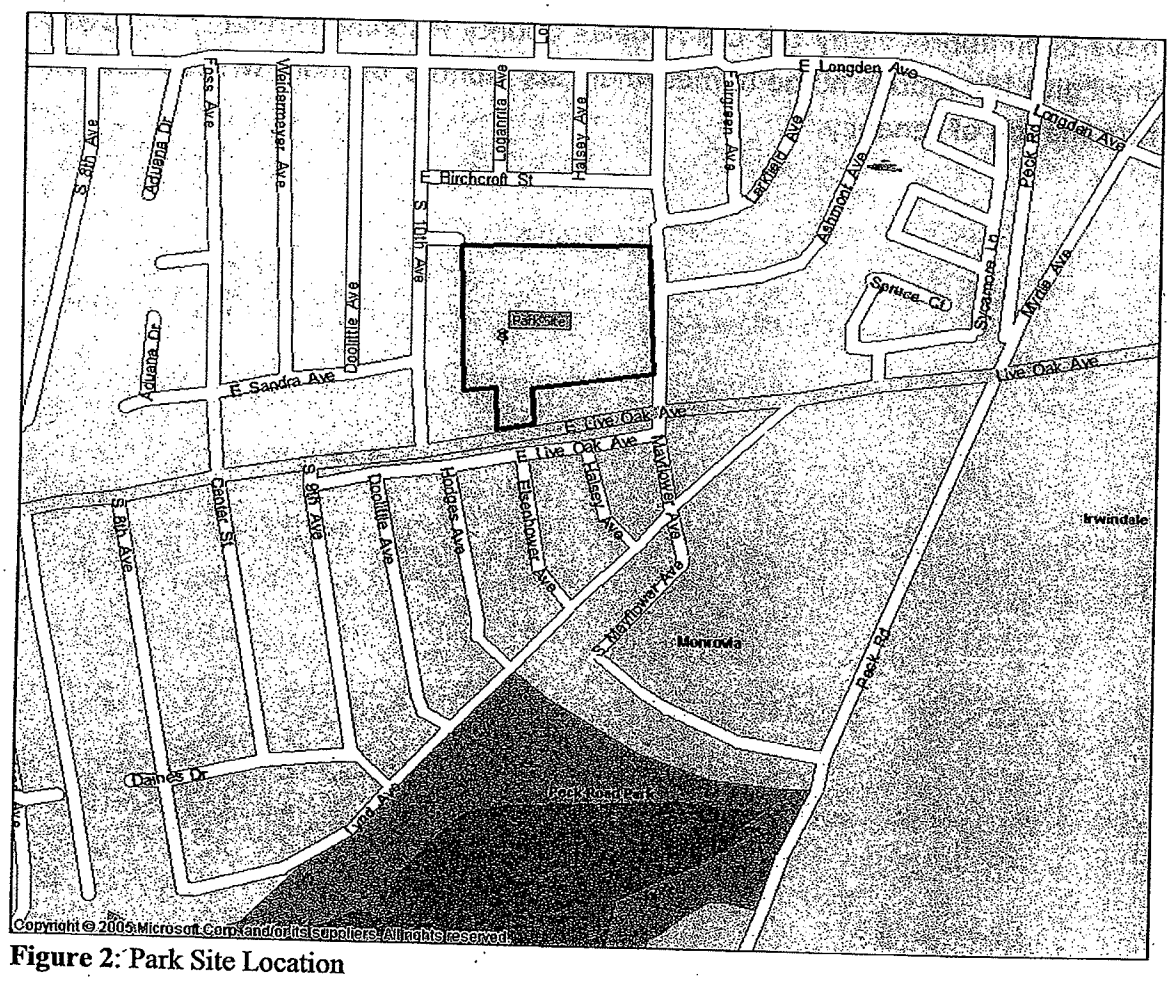


Figure 2: Park Site Location

C. LEGAL DESCRIPTION

Lot: 1 Tract No: 14525 Abbreviated Description: LOT COM AT SE COR OF LOT 1 TR # 14525 TH N 0 14'23" W 731.77 FT TH N 89 45'20" E 734.04 FT TH S ON W LINE OF MAYFLOWER AVE City/Muni/Twp: REGION/CLUSTER: 05/05416

D. TIMETABLE FOR CLOSURE OF THE PARK

After all required permits requesting the change of use for the proposed project have been approved by the Los Angeles County Planning Director, the Owner shall give the mobile home homeowners six months' or more written notice of termination of tenancy.

II. RESIDENT SURVEY

A. METHODOLOGY

Park resident information was provided by the Owner from survey information collected by Park management in July 2007 and updated in January 2010. Information was received from 36 of the 37 Park residents (97.3%). Survey questions of Park residents concerned contact information, household size and composition, income, employment, coach size and age, length and type of occupancy, disabilities/health problems and mortgage information, if any. An information and introduction letter regarding the preparation of the CIR was delivered to residents the week of December 10, 2007 (see **Exhibit B**).

B. SURVEY DATA

The Park has a total of 228 mobile home spaces. Currently, only 37 spaces are occupied and the rest are vacant (191). Of the 37 occupied spaces, 23 are occupied by residents who own their mobile home and are paying space rents ranging from $465 to $680 per month, with an average of $566; 14 are occupied by tenants renting Park owned mobile homes on a month-to-month basis. Among the 36 respondents, all 36 identified themselves as full-time Park residents. The residency status of the 1 household which did not respond to the survey was assumed to be permanent based on mailing address provided by the on-site Park manager.

The resident survey data described below in sub-sections 1-4 concern respondent Park residents as well as certain assumptions made about the non-respondent household. A table summarizing survey information for all Park residents is included as **Exhibit C** to this Report.

1) Full-Time Population

Among the 37 permanent Park resident households, there are 60 adults and 6 children for a total of 66 residents. The tenure of Park residents

range from less than 1 year to 29 years with an average of 10 years.

2) Occupancy

Household size ranges from 1 to 4 individuals. The household size mix is shown in **Table 1** below.

Table 1: Household Size Mix

Household Size (#of occupants)	# of Households
One	18
Two	12
Three	4
Four	3

3) Senior/Handicapped Households

There are 17 individuals 62 years or older residing in the Park. Four households have individuals with mobility problems expressing a preference for ground level accommodations or stair rails and ramps. Several other residents have moderate to serious health issues that, at this time, would not appear to restrict potential housing choices, but prefer to stay close to doctors, hospitals and other medical care.

4) Income

Income information was provided by 34 of 37 Park households. According to income standards for the County of Los Angeles (**Exhibit D**) adjusted for family size as published by the United States Department of Housing and Urban Development (HUD) in April 2009, 4 households qualify as extremely low (EL) income (30% or less of area median), 17 households qualify as very low (VL) income (31%-50% of area median), 10 qualify as low (L) income (51%-80% of area median), 1 qualifies as moderate (M) income (81%-120% of area median) and 2 qualify as above

moderate (AM) income (over 120% of area median). **Table 2** below outlines this information. The range of reported annual household income among the respondents was $6,000-$81,600.

Table 2: Income Levels of Respondent Households				
Extremely Low	Very Low	Low	Moderate	Above Moderate
4	17	10	1	2

5) Coach Data

The 23 resident-owned mobile homes in the Park range in size from 8 by 32 feet (256 square feet) to 20 by 56 feet (1,120 square feet). Most of the units have been modified with interior and exterior improvements, i.e. Expando or room additions, awnings, carports. According to the Park performed survey, excluding the Park owned mobile homes, there were 13 single-wide coaches, with or without additions, and 10 double-wide coaches.

Coach ages range from 22 years to 57 years corresponding with dates of manufacture from 1953 to 1988. **Table 3** identifies the age of Park coaches as reported by the Owner.

Table 3: Mobile Home Ages within the Park		
Year built	Age in years	# of Homes
prior - 1957	50 or more	5
1958 - 1967	40-50	13
1968 - 1977	30-40	3
1978 - 1987	20-30	1
1988 - current	22 or less	1

Although the age range of coaches in the Park is significant, it is often difficult, by exterior physical inspection, to make age distinctions because of the general level of upgrades and modifications observable throughout

the Park. These modifications range from simple family room cabanas added to older single-wide mobile homes to major interior design work in some of the double-wide mobile homes. The exteriors of most coaches reflect a mix of various improvements including porches, painting, brick work, roofs, walkways and landscaping.

6) Mortgage Data

There are no coaches in the Park with mortgage or any outstanding loans.

III. RELOCATION RESOURCES

One of the specific requirements of the Los Angeles County Code is to address the availability of adequate replacement housing in mobile home parks. Following is information on the availability of replacement sites in mobile home parks within a 20-mile radius of the City of Arcadia. Additionally, other available replacement housing resources have been researched, including mobile homes for sale, rental housing in Arcadia and surrounding cities and affordable/subsidized housing resources.

A. METHODOLOGY

Survey work was conducted in February 2010 using the following means and resources:

- Telephone survey of individual parks and apartment complexes
- Use of existing, proprietary mobile home park and rental apartment data from an OPC database
- Telephone contact with real estate companies specializing in mobile home properties

B. SURVEY RESULTS

1) Mobile Home Park Space

There are over 100 mobile home parks located within a 20-mile radius from the Park which includes both family and senior parks. Our survey included mobile home parks within Los Angeles, San Bernardino and Orange County. A complete list of the parks with the number of available spaces and conditions which were reported on the type of mobile homes and residents accepted is presented in **Exhibit E**. Based on the survey of

mobile home parks within a 20 mile radius, 79 available spaces were identified.

To further analyze the mobile home parks that may potentially accept mobile homes from the Santa Anita Village Mobilehome Park, the reported restrictions/conditions were reviewed. The main restrictions or conditions that would disqualify the Park units were the need for a new mobile home to be placed in the space. Other restrictions/conditions were spaces only available for recreational vehicles, size restrictions or spaces for owner occupied use. If the mobile home park would accept a used mobile home, it was typically qualified that the mobile home would have to be approved by management.

Based on the reported specific restrictions or conditions of mobile home parks that accept used mobile homes, 59 spaces have been identified (see **Exhibit F**).

Pad rent for mobile home spaces that may accept mobile homes from the Park ranged from $268 - $1,030 with an average of $890.

2) Mobile Homes for Sale

A survey of for sale mobile homes currently on the market within Los Angeles County identified 127 mobile homes, with prices ranging from $8,000 to $139,000. The available mobile homes for sale that were surveyed can be found as **Exhibit G**.

3) Condominiums for Sale

While the Code requires a focus on the availability of replacement housing in mobile home parks, other alternative housing options were pursued. A survey of available condominium units in Arcadia and nearby communities was conducted. The lowest priced condominium available has an asking price of $149,000 for a two-bedroom, three bath unit and the prices go up to $798,000, depending on the location. The complete list of available condominium units is presented in **Exhibit H**.

4) Rental Housing

While the Code requires a focus on the availability of replacement housing in mobile home parks, other alternative housing options were pursued. In that regard, a replacement housing survey was conducted to determine the availability and cost of one-, two-, and three-bedroom rental housing units in and near Arcadia. **Table 4** shows the availability of rental units, rent ranges of available units and median rent per bedroom size.

Table 4: Availability and Cost of Rental Housing

Bedroom Size	One	Two	Three
# Found	139	228	95
Rent Range	$625-$1,475	$870-$2,500	$1,395-$3,800
Median Rent	$950	$1,300	$1,920

These potential replacement housing resources offer full amenities, with prices ranging from $625 to $1,475 for a one-bedroom unit; $870 to $2,500 for a two-bedroom unit and $1,395 to $3,800 for a three-bedroom unit. The survey identified 462 available units currently available on open market for rent either in Arcadia or within the surrounding communities.

IV. RELOCATION COSTS

The CIR shall address relocation costs for each resident of the mobile home park. The assumption in the Code is that the mobile homes can be moved. Based on the information gathered in the resource study from the mobile home parks that would accept used mobile homes within an approximate 20 mile radius of the Park, there are 59 available spaces with various requirements, including size of the mobile home. Therefore, while there are enough reported available spaces within a 20 mile radius of the Park for the 23 mobile homes proposed to be displaced, it is not likely that any of the 23 would meet the specific configuration and other requirements for those available spaces.

Additionally, while space may be identified as available and accept a used mobile home, most mobile home park operator responses qualify the statement that the mobile home would have to be approved by management. Approval by mobile home park operator management is generally concerned with condition of the unit and if it meets California Health and Safety Code and certifications of California State Housing and Community Development (HCD). Furthermore, consideration has to be given to the condition of the mobile home to determine if the condition would even allow it to be transported.

The experience of OPC has shown a preference for a new or newer mobile home in order to upgrade the quality of the park or to only accept mobile homes that are in very good condition, meeting the requirements of the California Health and Safety Code and certifications of HCD. While age is not generally stated as a factor that would prohibit the mobile home from entering a mobile home park, older mobile homes of 15+ years of age generally do not get accepted. Based on age of the mobile homes in the Park, it is believed that none of the 23 mobile homes in the Park could be moved and accepted into another mobile home park.

Notwithstanding the above, the Code requires the CIR to address the cost of relocation for each resident. For those mobile homes that can be moved, a moving estimate will be conducted and provided to the owner. However, since

the majority of the mobile homes could not be moved, coming up with a "relocation cost" would be speculative and subjective. Therefore, in 1991 the Los Angeles County Community Development Commission created a Summary of Benefits that is implied to be part of the Los Angeles County Code and is recommended be used in determining the "reasonable costs of relocation". Although the Code does not actually specify any such relocation benefits, it is the intention of the Owner and this CIR to accept the County's recommended Summary of Benefits as a determination of the reasonable costs of relocation.

The Summary of Benefits is enclosed as **Exhibit I**, with an updated Summary of Benefits adjusted for inflation through January 2010, along with the accompanying All Urban Consumers Price Index for the Los Angeles, Riverside and Orange County area, showing the percentage increase since 1991.

The Summary of Benefits provides for a basic flat fee benefit along with potential supplemental benefits depending on the distance of the move of the mobile home; size of the mobile home; disability, income and or age of the resident; or if a qualifying resident instead moves to other conventional housing. Additionally, if residents have a mortgage, depending on the original purchase price of the mobile home and if it cannot be moved, an additional payment can be made based on the provisions in the Summary of Benefits.

Since a number of the relocation cost items in the Summary of Benefits are based on specific criteria and the survey information gathered was anecdotal and not supported by actual documentation, it would not be appropriate to identify the relocation costs based on the County's Summary of Benefits for each resident in the CIR. Rather, it is proposed that within a month of approval of the CIR by the advisory agency, each resident will be provided with a calculated benefit from a Summary Benefit Worksheet (see **Exhibit J**) of the relocation benefits they would be eligible to receive assuming appropriate documentation is received to support the benefit category. Otherwise, if after a month of the approval of the CIR, no supporting documentation is provided, only those items that are known will be calculated and the Summary Benefit Worksheet provided.

V. CLOSURE IMPACTS

In addition to addressing the availability of adequate replacement housing and relocation costs, as described in the previous Sections, the Owner must report on the impacts of the closure upon the displaced residents. From data gathered in the surveys, along with the information on the availability of replacement housing resources, certain impacts are noted:

1) Increase in Rental Costs

Current space rents, which have not been increased since 2008, range from $465 to $680 per month, with an average of $566. Replacement space rents range from $268 to $1,030 per month and indicate an average increase of $324. Current Park renters pay monthly between $550 and $1,000, with an average of $779. Conventional replacement rental rates for one-, two- and three-bedroom rental units range from $625 to $1,475 for one-bedroom units, $870 to $2,500 for two-bedroom units and from $1,395 to $3,800 for three-bedroom units and indicate average increases of $384, $734 and $1,354, respectively for mobile home owners and $171, $521 and $1,141, respectively for current Park renters. Based on #2 below, increase in housing costs and or pad rents will potentially have an adverse impact on most residents.

2) Low Income or Residents on Fixed Income

Of those reporting on income, 91% of the Park residents fall within or below the Low Income Category (4 - extremely low income, 17 - very low income and 10 - low income) (see **Exhibit D** for income limits). The fixed and low income of certain Park residents may adversely impact their ability to pay for first months rent and any security deposits, as well as pay for increased housing or qualify for a loan to purchase similar replacement housing.

3) Elderly, Disability and or Health Issues

The impact of the closure on residents who reported age, disability and health issues may limit their ability in getting to, finding and securing adequate replacement housing. Additionally, mobility or other health issues may require replacement housing with a preference for ground level accommodations or stair rails and ramps and replacement housing close to doctors, hospitals, other medical care and shopping.

4) Inability to Move Mobile Home

Coach ages range from 22 years to 57 years with 21 of the 23 being 30 years or greater. While coaches may be able to be physically "moved", it is unlikely coaches of greater than 10 years old would be accepted into other mobile home parks. The impact of not being able to move a coach into another Park requires a resident to either purchase a replacement mobile home, which they may not qualify for or have insufficient funds for such a transaction, or rent other conventional housing, e.g. an apartment.

5) Outstanding Mortgage Balances

There are no outstanding mortgage balances.

6) Disposition of Mobile Homes

All residents who cannot move their mobile home to another mobile home park face the issue of disposition of their coach. The coordination and cost will be an adverse impact to these residents as a result of the proposed closure.

VI. PROPOSED MITIGATION MEASURES

The CIR is to specify the steps to be taken by the Owner to mitigate actual adverse impacts of the proposed closure on the residents who will be displaced. However, in accordance with the Code and the State Mobile Home Residency Law, any mitigating benefits provided by the Owner shall not exceed the reasonable costs of relocation. Adverse impacts that were noted earlier were possible increases in rental costs, especially those residents that are low income or on a fixed income; elderly, disabled or health issues requiring assistance on specific replacement sites; an inability to move mobile homes to other mobile home parks; and disposition of the mobile home.

The identified adverse impacts have two main components that should be mitigated, 1) monetary assistance, and 2) advisory assistance needs. Therefore, the Owner is proposing a monetary benefit and an advisory services program which are estimated to provide reasonable costs of relocation. These mitigation measures are as follows:

A. MONETARY BENEFIT MEASURE

Residents can choose one of two options:

Option 1 - Actual Physical Move Costs

Any mobile home owner, who chooses and is able to move their mobile home, will be offered the following:

1. The reasonable cost of physically moving the mobile home and movable improvements such as patios, carports and porches, to a new site, which includes but is not limited to, dismantling, packing, moving, reassembling, rebuilding, including skirting and tie-downs, utility connections and unpacking, as necessary. Payment for the physical

transportation costs to another mobile home park shall not exceed 50 miles;

2. Payment of moving costs associated with moving all personal property based on 1) an actual move by a professional moving company not to exceed the lower of at least two written estimates to a new location up to 50 miles, or 2) a fixed moving schedule based on the number of rooms occupied (excluding hallways, bathrooms and closets) from the schedule shown in **Table 5**, below;

Table 5: Fixed Payment Moving Schedule

Occupant Owns Furniture	
One room	**$625.00**
Two rooms	**$800.00**
Three rooms	**$1,000.00**
Four rooms	**$1,175.00**
Five rooms	**$1,425.00**
Six rooms	**$1,650.00**
Seven rooms	**$1,900.00**
Eight rooms	**$2,150.00**
each additional room	**$225.00**
Occupant Does NOT Own Furniture	
First Room	**$400.00**
each additional room	**$65.00**

Source: Federal Highway Administration (8-22-08)

3. Payment of temporary lodging/per diem expenses for the household, if the mobile home relocation results in the homeowner being displaced over one or more nights, up to a maximum of $150 per day not to exceed 5 days.

Option 2 - County Guideline Summary of Benefits

As a second option all mobile home owners will be offered the County's Summary of Benefits (see **Exhibit I**) as a determination for the reasonable costs of relocation. For those residents that cannot move their mobile home, the assumption will be made that it could be moved and the Owner will provide the eligible identified Summary of Benefits as if it was being moved within a 50 mile radius even though residents will have to purchase a replacement mobile home or move to other conventional housing.

One item that is not addressed in the County's Summary of Benefits is the disposition of the mobile home and attached improvements that cannot be moved. While this would be the mobile home owners obligation to remove, the Owner, upon transfer of clear title to the Owner, will take responsibility for the demolition and removal of the mobile home. Otherwise, if the mobile home owner leaves the mobile home and improvements, the calculated Summary of Benefits will be offset by the cost of demolition and removal of the mobile home.

In summary, the monetary benefit measure will:

A. Provide all mobile home residents who can move their mobile home with their actual costs of relocation or provide a lump sum monetary amount with the appropriate Summary of Benefits calculation with an assumption their mobile home can be moved;
B. Pay for the demolition and removal of mobile homes that cannot be moved if they are transferred to the Owner with clear title.

B. ADVISORY ASSISTANCE PROGRAM

The process of having to move and find replacement housing and all that it entails is a difficult process even under the best of circumstances. Therefore, the Owner has proposed an advisory assistance program that will provide a relocation specialist to provide non-monetary assistance in the form of housing counseling to the residents, as needed.

To start, the relocation specialist will meet with each resident and verify information collected in the tenant survey supplied for the CIR. Appropriate documentation will be requested as needed and a Summary of Benefits Worksheet will be completed and delivered to each resident showing their monetary benefit calculation. From this point and in conjunction with the Owners notice to vacate, the resident can avail themselves to their Summary Benefit. This process and procedures for residents claiming their benefit is as follows:

1. Residents will provide all necessary documentation to substantiate eligibility for the monetary assistance;
2. Assistance amounts will be determined using a Summary of Benefits Worksheet and delivered to resident;
3. Resident will notify relocation specialist of intent to move and relocation specialist, in conjunction with resident, will complete and submit to Owner required claim forms to request eligible funds;
4. Owner will review and, if in conformance with previously approved Summary of Benefits worksheet, will approve and authorize payment, or request additional information;
5. The relocation specialist will issue benefit checks, which will be available at their offices for pick-up, delivered personally or mailed, depending on circumstances;
6. Final payments will be issued after confirmation that the Project area premises have been completely vacated;
7. Receipts of payment will be obtained and maintained in the relocation case file.

It is proposed that benefit payments be managed by the relocation specialist through a trust account funded by the Owner. Easy and understandable claim forms will be provided and payments based on the Summary of Benefits Worksheet. Adequate, advance payments will be made to assist residents in securing their replacement housing choice and final payments will be made after the resident has vacated the mobile home park with any deductions made, if any, for the removal of the mobile home if left in place without transfer of clear title to Owner.

Additionally, throughout the entire relocation process, the relocation specialist will be available to assist residents with their relocation assistance needs including the following:

1. Be available to provide continuous explanation of benefits so residents have a full understanding of the issues related to the closure of the mobile home park.
2. Provide residents with on-going reports of available replacement housing to preferred locations of the resident
3. Provide assistance as needed and requested to lessen hardships by working with the resident and real estate agents, property managers, lenders in their efforts to secure replacement housing.
4. Facilitate interaction between resident and professional furniture movers and companies that will disassemble, transport and reinstall a mobile home, health care providers and others.
5. Assist residents in inspecting replacement housing if resident does not have a car or cannot drive by coordinating transportation so resident can inspect replacement housing opportunities.
6. Provide assistance in claiming eligible monetary benefits from Owner.
7. Other individual assistance that may be required on a case by case basis.

Tenant Occupants

There are 14 tenants who are renting Park owned mobile or manufactured homes. If no waiver of relocation benefits have been signed by a tenant occupant, the tenant will be offered the County's Summary of Benefits (see **Exhibit I**) as a determination for the reasonable costs of relocation. This fee is $1,600.

VI. CONCLUSION

The Owner of the Santa Anita Village Mobile Park has proposed a 318 unit residential development that would require the closure of the Park. The Los Angeles County Code, Title 8, Chapter 8.57.300 and California Government Code Section 65863.7, require a report on the impact the closure will have upon the residents who will be displaced. The report shall address the availability of adequate replacement housing in mobile home parks and relocation costs. Furthermore, steps are to be taken to mitigate the adverse impacts the closure of the Park may have on the residents; however, the steps to be taken shall not exceed the reasonable costs of relocation.

A search of available mobile home replacement spaces and mobile homes for sale indicated ample available space that Park mobile homes could be moved as well as mobile homes for sale. Additionally, considerable rental housing could be found in the Cities surrounding the Park. Therefore, adequate replacement housing in a variety of housing choices is available for the Park residents.

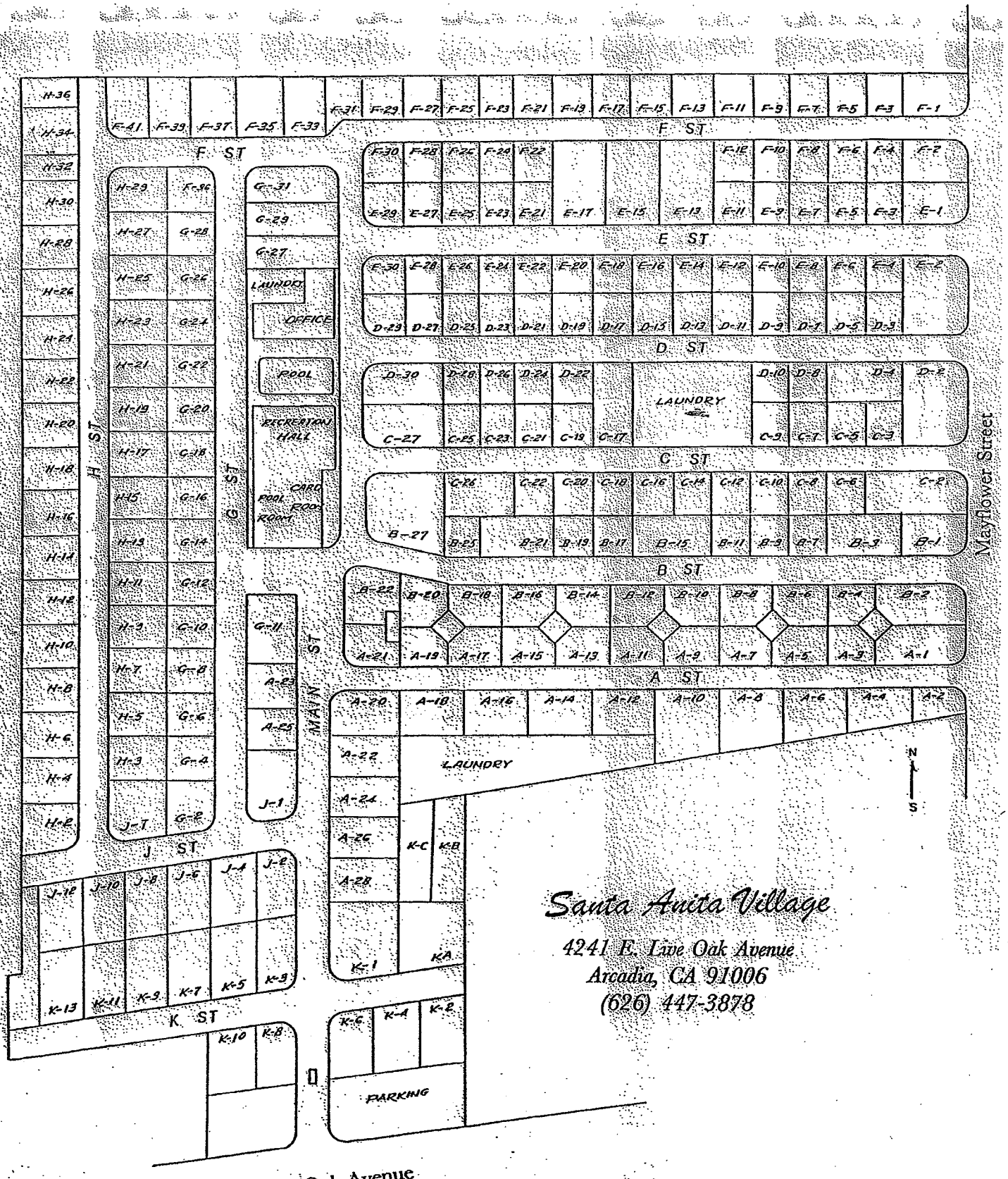
Based on the information gathered for the Report, impacts to Park residents were identified and measures were identified that could mitigate the adverse impacts the closure would have on Park residents. The mitigation measures provided adopted the County's benefit program to meet the requirements of "reasonable relocation costs". Furthermore, all options provide for a comprehensive relocation assistance program to assist residents with replacement housing resources, assisting with the securing of replacement housing by working with landlords and property managers, driving residents to replacement locations and coordinating advance and final payments of appropriate benefits.

It is believed that the CIR contains the information required by the Code and the State Mobile Home Residency Law, provides for adequate measures to mitigate impacts on the residents as a result of the proposed closure by accepting the County's Summary of Benefits which address the reasonable costs of relocation and provides for an advisory assistance program to assist

residents in their efforts to secure replacement housing. Therefore, the advisory agency for the County should approve this CIR without further conditions.

EXHIBIT "A"

SANTA ANITA VILLAGE MOBILEHOME PARK MAP



Santa Anita Village

4241 E. Live Oak Avenue
Arcadia, CA 91006
(626) 447-3878

EXHIBIT "B"

PRESIDENT CORRESPONDENCE

Santa Anita Village

4241 E. Live Oak Avenue
Arcadia, CA 91006

March 1, 2004

All Residents and Prospective Residents
Santa Anita Village
4241 E. Live Oak Avenue
Arcadia, CA 91006

Re. Potential Closure of Santa Anita Village

Dear Resident and Prospective Resident:

This letter is to advise you that at some future date, possibly within the next three (3) years, the owner of Santa Anita Village may begin the process of closing the Park. In such event, the Park would be closed in accordance with the provisions of the *Mobilehome Residency Law* (Civil Code § 798 et seq.) and all other applicable law.

In the event the decision is made to close the Park, you will receive advance notice in accordance with the provisions of the *Mobilehome Residency Law* and will be required, upon expiration of the period specified in said notice, to move from the space you occupy and remove your mobilehome or trailer.

This letter is given to you as a courtesy so as to make you aware of the possibility of the Park's closure. This letter is not intended as a notice of closure as required by the *Mobilehome Residency Law*. Please sign this letter in the space indicated to acknowledge that you have read, understood and received a copy of this letter.

If you have any questions regarding the foregoing, please contact on-site Management.

Very truly yours,

Park Management

I have read, understood and received a copy of the foregoing letter.

Dated: _____ _____

Space #_____

Santa Anita Village
4241 E. Live Oak Avenue
Arcadia, CA 91006
(626) 447-3878

Statement Regarding Potential Park Closure

I/We the undersigned, hereby acknowledge that we are applying to rent a mobilehome/trailer unit in Santa Anita Village; and we understand that our relationship with Santa Anita Village, if approved for tenancy, would be that of a "renter" only and not as a "homeowner" as defined by the *California Mobilehome Residency Laws.*

I/We the undersigned, further acknowledge that the owners of Santa Anita Village are planning the redevelopment of Santa Anita Village in the near future, possibly within two years from now. We further understand that when the redevelopment takes place, although we will be given at least sixty (60) days' notice to move from the property, we will not be provided with any assistance or consideration of any nature for the purposes of relocation at the time the park is closed or redeveloped.

Per the above declaration, I/we are willing to enter into a rental agreement with Santa Anita Village for the rental of a mobilehome/trailer unit if our application for tenancy is approved, with the full knowledge that the park will be closing in the near future and that we will not be participating in any relocation program established for the "mobilehome owners" of the park.

Dated: _____

_____
Signature of Applicant

_____
Printed Full Name of Applicant

_____
Signature of Applicant

_____
Printed Full Name of Applicant

Dated: _____

_____
Park Management

EXHIBIT 'C'

SANTA ANITA VILLAGE RESIDENT SURVEY

Santa Anita Village - Resident Census

Space #	# Adults 62 & Over	Occupants	Income Level	MH YR Model	Single Wide	Double Wide	Enclosure	Move-In Date	Space Rent	Tenure at Park
A23	1	2	L	1965		20x56		Jan-91	$501	19
A26		1	EL	1956	8x44			Nov-96	$583	14
D2		1	VL	1963	12x55			Sep-01	$680	9
D8		2	VL	1962	8X40		10X16	Nov-98	$568	12
E2	2	2		1965		20X53		Mar-97	$639	13
E13	1	3	VL	1961		12x56	slide out	Oct-98	$583	12
E17	1	1	L	1964		20x55		Aug-99	$675	11
F2	2	2	VL	1958		16x30		Dec-81	$465	29
F5		1	VL	1958	10x40			Mar-96	$465	14
F12	2	3	L	1957		18x40	slide out	Jul-94	$552	16
F13		2		1988	8x37		pop out	Mar-82	$520	28
F25		1		1957	8x32			Jan-90	$471	20
F31	1	1	VL	1958	10x37		10x10	Jan-91	$568	19
G11		1	M	1957	12x48			Oct-98	$588	12
G22	1	1	VL	1969	10x28		add on	Jun-98	$583	12
H20		2	VL	1970	10x40			May-98	$583	12
H25	1	1	EL	1964	10x40		slide out	Jul-98	$583	12
H27		3	VL	1984		20x44		Jun-93	$583	17
H28		4	L	1970		20x40		Apr-99	$583	11
H29		4	VL	1967		20x43	expando	Aug-99	$583	11
J7	1	1	EL	1953	8x44			Nov-89	$486	21
K1		4	VL	1958		20x45	expando	Oct-02	$583	8
KB		1	EL	1964	10x48		expando	Aug-90	$583	20
[redacted]		2	VL					Sep-04	$565	6
[redacted]		1	VL					Apr-05	$550	5
A20		1	L					Sep-08	$750	2
C22		2	AM					Aug-07	$1,000	3
C26		1	VL					Apr-09	$700	1
E15		1	L					Nov-09	$1,000	1
[redacted]		1	VL					Apr-08	$725	2
G8		1	AM					Jan-09	$800	1
C29		2	VL					Jul-09	$800	1
H7	2	2	L					Aug-08	$800	2
H19		3	L					Aug-09	$1,000	1
H32		1	L					Nov-06	$920	4
H34	1	2	L					Feb-08	$575	2
K4	1	2	VL					Feb-08	$725	2
	17	66								10

Legend:

- owned by resident, owner occupied
- owned by Park, renter occupied
- Park employee

EXHIBIT "D"

HUD INCOME LIMITS - LOS ANGELES COUNTY

The following figures are approved by the U. S. Department of Housing and Urban Development (H.U.D.) for use in the County of Los Angeles to define and determine housing eligibility by income level.

Area Median: $62,500					
Family Size	Extremely Low	Very Low	Lower	Median	Moderate
1 Person	16,650	27,750	44,400	43,450	52,150
2 Person	19,050	31,700	50,750	49,700	59,600
3 Person	21,400	35,700	57,100	55,900	67,050
4 Person	23,800	39,650	63,450	62,100	74,500
5 Person	25,700	42,800	68,550	67,050	80,450
6 Person	27,600	46,000	73,600	72,050	86,400
7 Person	29,500	49,150	78,700	77,000	92,400
8 Person	31,400	52,350	83,750	81,950	98,350

Figures are per the Department of Housing and Community Development (California), Division of Housing Policy Development, effective **April 2, 2009.**

EXHIBIT "E"

MOBILE HOME PARKS WITHIN 20 MILES

Mobile Home Parks Within 20 Miles

Park Name & Address	Park City	# Spaces In Park	Avail Space	Mobiles for Sale	Space Rent	Comments
Plantation Mobile Estates, 1835 S. Manchester Ave, Anaheim, CA (714)750-2711	**Anaheim, CA**	122	0	0	$950	The Mobile homes that they have availabel they rent out
Le Belle Fontaine Mobile Home Park, 200 N. Grand Ave, Anaheim, CA (714)827-2760	**Anaheim, CA**	101	1	3	$875	Called they have Mobile Homes for sale, but you have to drive around the park to get info on them. No homes older than 10 years.
Anaheim Shores MH Estates 1919 W. Coronet Ave., Anaheim, CA 92801 (714)774-1360	**Anaheim, CA**	264	0	13	$875-975	Have both doublewide & triplewide for sale. Need to visiti the park, as coaches are sold through Realtors.
Pacific Sunset Mobile Homes Estates, 211 S Beach Blvd, Anaheim, CA (714)995-8889	**Anaheim, CA**	133	2	a few	$975	Drive park to see what's for sale. New homes only.
Del Este Mobile Estates 1241 N. East St. Anaheim, CA 92803 (714)871-2437	**Anaheim, CA**	217	0	2	$850	Need to go around park to get info on for sale homes
Anaheim Royal Mobile Home Park, 1250 N State College Blvd. Anaheim, CA (714)535-4619	**Anaheim, CA**	103	0	Some	$800	There are some Mobile Homes for Sale, but you need to drive around the park to get info on them
Satellite Mobile Home Park, 1844 S. Haster St, Anaheim, CA (714)750-2332	**Anaheim, CA**	138	0	Maybe 1	$1,005	Coaches sold by owners, need to drive the park
Anaheim Mobile Estates, 3050 Ball Road, Anaheim, CA (714)828-6920	**Anaheim, CA**	139	0	10-15	$950	Need to drive around park to get info on for sale homes
Del Ray Mobile Home Park, 1949 S. Manchester Ave., Anaheim, CA (714)750-2240	**Anaheim, CA**	114	0	3	$775	have to drive around park to get info on Mobile homes for sale
Palm Lodge MH Estates 2627 E. La Palma Ave. Anaheim, CA 92806 (714)774-8260	**Anaheim, CA**	162	0	0	$1195-$1495	they just rent the homes they don't sale and there is no space rent just rent plus utilities
Friendly Village of Anaheim, 5815 E. La Palma Ave, Anaheim, CA (714)970-7575	**Anaheim, CA**	347	0	3	$925	3 brand new coaches. Last one being installed next week.
Western Skies MH Estates 2770 W. Lincoln Ave, Anaheim, CA 92801 (714)828-2124	**Anaheim, CA**	55	5	0	$1,030	Have 1 new coach arriving next week and Mgmt Co. bringing in 3 or 4 within a month or so. No age requirements on used homes, as long as they look in good condition.
Gold Crest MHP 1770 Katella Ave, Anaheim, CA 92804 (714)534-1867	**Anaheim, CA**	41	0	1	unknown	would not give any information out over the phone need to go into office to get space rent info
Sunkist Gardens MHP 1400 S. Sunkist, Anaheim, CA 92804 (714)772-3970	**Anaheim, CA**	215	0	9	$978	Senior park must drive around park to get info on homes for sale
Rancho La Paz 501 E. Orangethorpe, Anaheim, CA 92801 (714)525-1381	**Anaheim, CA**	232	0	4	$610-$695	have to drive around park to get info on Mobile homes for sale
Cherokee Mobile Garden 215 S. Beach Blvd, Anaheim, CA 92804 (714)821-3541	**Anaheim, CA**	175	0	1	own land	Senior park must drive around park to get info on homes for sale
Casa Hermosa MHP 525 N. Gilbert Ave, Anaheim, CA 92801 (714)828-1060	**Anaheim, CA**	150	0	3	own land	Senior park must drive around park to get info on homes for sale
Golden Skies MHP 100 W. Midway Dr. Anaheim, CA 92805 **(714)778-3000**	**Anaheim, CA**	140	0	6	$975	Family park, but have to drive around park to get info on for sale homes
Rio Vista Mobile Estates 320 N. Park Vista St. Anaheim, CA 92806 **(714)630-7704**	**Anaheim, CA**	190	0	23	$1,325	3 coaches for sale that owned by the park. About 20 that are privately oned - drive the park for info.
Foothill Vista Mobile Home Park 840 E. Foothill Blvd, Azusa, CA (626)334-1134	**Azusa, CA**	193	0	7	$695-$745-$795	Senior park must drive around park to get info on homes for sale
Walnut Creek Mobile Lodge 1735 Puente Ave. Baldwin Park, CA 91706 (626)571-6286	**Baldwin Park, CA**	30	0	1	$575	Presently only 1 for sale by owner
Holiday Lodge Mobile Home Park 661 N. Puente Ave. Baldwin Park, CA 91706 (626)338-2967	**Baldwin Park, CA**	98	0	4	$665-$765	Need to go around park to get info on for sale homes
Fountain Blue Mobile Home Park 1765 Puente Ave. Baldwin Park, CA 91706 (626)960-2525	**Baldwin Park, CA**	62	0	3	$665-$765	Family park, but have to drive around park to get info on for sale homes
Bell Mobile Home Park 4874 Gage Ave. Bell, Ca 90201 (323)560-1179	**Bell, CA**	154	0	6	$695	Drive around park to get info on for sale homes.

Mobile Home Parks Within 20 Miles

Park Name & Address	Park City	# Spaces in Park	Avail Spaces	Mobiles for Sale	Space Rent	Comments
Skylark Mobile Home Park 9113 E. Rosecrans Ave.Bellflower, Ca 90706 (562) 633-5049	Bellflower, CA	44	0	2	$620	There are at least 2 coaches, owned by the park, for sale. There are others - for sale by owners. Need to drive the park.
Rosewood Mobile Home Park 14925 McNab Ave. Bellflower, Ca 90706 (562)867-3227	Bellflower, CA	99	0	1	$530	Senior park must drive around park to get info on homes for sale
Van's Mobile Home Park 8723 Artesia Blvd. Bellflower, CA 90706 310 or (562)633-4424	Bellflower, CA	94	0	1+		1 new coach for sale by park. Others FSBO Drive park.
Rancho Brea MH Estates 1414 W. Central Ave. Brea, CA92621 (562)697-1432	Brea, CA	100	0	4	$743	need to drive around park to get info on for sale homes
Bandera Estates 700 Paseo De Toner Brea, CA 92621 (714)990-3466	Brea, CA	64	0	0	$920	Senior park must drive around park to get info on homes for sale
Lake Park Brea 625 N. Puente St. Brea, CA 92621 (714)524-6960	Brea, CA	342	0	9	$685-1,019	Visited www.manufacturedsalestoday.com
Hollydale MH Estates 5700 Carbon Canyon Rd Brea, CA 92823 (714)528-7779	Brea, CA	134	0	3	$1300-$1400	need to go into park to get info on for sale homes
Crestmont MH Estates 1051 Site Dr. Brea, CA 92621 (714)529-4131 or 714-442-1022	Brea, CA	289	0	9-15	$850-995	Just developed a new section. Drive through the park to see what's for sale.
Buena Villa Mobile Estates 6741 Lincoln Buena Park, CA 90620 (714)995-3801	Buena Park, CA	47	0	3	$925	Drive the park for info about coaches for sale. Most are being sold/removed & replaced by new coaches.
Buena Park Manor 7142 Orangethorpe Buena Park, Ca 90621 (714)522-5127	Buena Park, CA	84	0	6	$1,075	Each coach is being sold by a different realtor. Most are 3 bdrm.
Rancho Monte Vista, 15050 Monte Vista Ave, Chino Hills, (909)597-2511	Chino Hills, CA	226	6	Few	$700-$1,000	Need to set up appointment and fill out application, then they will give you space rent it varies. Need to submit the following info. To Anna Yzaguirre (951) 360-1646, used mobile homes title paper, and pictures for approval
Lake Los Serranos MHP 15111 Pipeline Ave. Chino Hills, Ca 91709 (909)627-3514	Chino Hills, CA	305	8	Quite a few	$775-1,075	Vacant space within park are reserved by dealers to bring in new homes only. Drive park to get info on coaches for sale.
Pembroke Downs Mobile Home Park, 12400 Cypress Avenue, Chino, Ca (909)628-0919	Chino, CA	163	0	4	$695	Need to drive park for info on coaches for sale.
Lamplighter Chino Mobile Home Park, 4400 Philadelphia St, Chino, CA (909)627-3514	Chino, CA	260	0	0		Nothing presently available within the park, either in spaces or coaches for sale.
Ramona MHP 11906 Ramona Ave. Chino Ca 91710 (909)594-0501	Chino, CA	48	0	0	Varies	need to speak to Mark and he was not in to get info on for sale homes you have to drive around park
El Rancho Mobile Home Park 16002 S.Atlantic Ave Compton, Ca (310)632-7555	Compton, CA	162	0	Some	$570	Drive the park for info about coaches for sale.
Orange Grove Mobile Home Park 19548 E. Cypress St.Covina, Ca 91724 (626)966-0811	Covina, CA	43	1	1	$650	Prefer new mobile home or one in very good condition.
Mobile Aire Estates 716 N. Grand Ave.Covina, CA 91724 (626)331-2717	Covina, CA	103	0	3	$650-850	Three coaches sold through the park.
Tumbling Waters Mobile Park 1380 N. Citrus Ave.Covina, Ca 91722 (626)331-2143	Covina, CA	113	0	6	$775	Have to drive around park to get info on Mobile homes for sale
Royal Palms Mobile Home Park 21210 E. Arrow Hwy Covina, Ca 91724 (626)331-4128	Covina, CA	167	3	12	$800	Email pictures of the used home at royalpalm@sunriseres.com, for move in approval.
Starlite Mobile Estates 1045 N. Azusa Ave. Covina, Ca 91722 (626)331-5927	Covina, CA	248	0	15	$750-$950	Need to drive around the park.
Arrow Glen Manor 19850 E. Arrow Hwy Covina, Ca 91724 (626)331-2432	Covina, CA	98	0	some	$750-850	Spoke with temporary Mgr. For more accurate info, pls call after 2/22/10 & speak with Shirely.
Rancho San Jose 21310 E.Covina Blvd. Covina,Ca 91724 (626)331-4094	Covina, CA	61	0	1	$800	need to drive around park to get info on for sale homes
Lincoln Center MHP 9080 Bloomfield St. Cypress, Ca 90630 (714)531-3764	Cypress, CA	305	0	2	$1,000-$1,150	need to drive around park to get info on for sale homes
Orange Grove Trailer Park 1331 Lakewood Blvd. Downey, Ca 90242 (562)633-0744	Downey, CA	49	0	0	$400	No spaces available

Mobile Home Parks Within 20 Miles

Park Name & Address	Park City	# Spaces in Park	Avail Space	Mobiles for Sale	Space Rent	Comments
Keefer's Mobile Home Park 869 Random Lane, Duarte, CA 91010 (626) 582-8001	Duarte, CA	6	0	0	$1,050	they don't have any availabel spaces and no mobile homes for sale right now.
Tree Lane Mobile Park 1020 Bradbourne Avenue, Duarte, CA 91010 (626) 358-8116	Duarte, CA	90	2	3	$610	3 coaches for sale that owned by the park, others that are privately owned - drive the park for info. MH need to be approved by property management before move in, can be used
Brookside Mobile Country Club 12700 Eliott Ave, El Monte CA (626)448-6727	El Monte, CA	421	30	10	Varies	Need to set up appointment and fill out application, then they will give you space rent it varies. Need to submit the following info. To Anna Yzaguirre (951) 360-1646, used mobile homes new paint on outside, title paper, and pictures for approval, also need to show $ for set up.
Capri Gardens 3541 Baldwin, El Monte, CA 91731 (626) 443-5017	El Monte, CA	57	0	1	$500	need to set up an appointment to look at the availabel homes
El Rovia Mobile Home Park 4849 Peck Rd., El Monte, CA 91732 (626) 448-4234	El Monte, CA	76	0	1	$187	need to drive around park to get info on for sale homes
Country Place MHP 1850 W. Orangethorpe Fullerton, Ca 92633 (714)680-5447	Fullerton, CA	72	1	1	$775	1 space availavle for 12x40, 1 home for sale need little work for $25,000.00.
Cedarhill Estates 2851 Rolling Hills Dr. Fullerton, Ca 92835 (714)524-5051	Fullerton, CA	281	0	1	own land	need to come into office to get info on sale homes would not give any info over the phone
Rancho Fullerton MH Estates 1201 W. Valencia Dr. Fullerton, Ca 92633 (714)871-8701	Fullerton, CA	229	1	3	$635	Senior park must drive around park to get info on homes for sale, no age requirements on home just manager approval
Rancho La Paz MHP 501 E. Orangethorpe Ave. Fullerton, Ca 92801 (714)525-1381	Fullerton, CA	147	0	3	$635	need to drive around park to get info on for sale homes
Bonita Mobile Estates 925 Bonita Avenue.Glendora, CA 91740 (626)331-5405	Glendora, CA	80	0	4	$500	need to drive around park to get info on for sale homes
Arrowhead Mobile Park 201 E Arrow Hwy. Glendora, CA 91740 (626)963-2295	Glendora, CA	85	0	2	$925	drive around park to get info on for sale homes
Hacienda Mobile Home Park 205 S Barranca, Glendora CA 91740 (626)335-8650	Glendora, CA	61	0	4	$550-$600	Might pull one of the homes out
Wildwood Mobile Country Club 901 6th Ave. Hacienda Heights, Ca 91745 (626)968-2338	Hacienda Heights, CA	456	5	0	$850-$865	Need to drive around park to see homes for sale.
Friendly Village of La Habra 100 W. Lambert Rd. La Habra, Ca 90631 (562)694-1801	La Habra, CA	329	2	Some	$800-$900	Call realtor Jean Eckenroade (562)619-3261 or (562)690-0349 for MH for sale. Not sure about used home being brought into the park
Lake Park La Habra MH 500 S Palm St. La Habra, Ca 90631 (714)992-2770	La Habra, CA	169	0	0	$800-$1,000	No spaces available
Lake Park Mobile Home Communities 13990 Imperial Hwy. La Mirada, Ca 90638 (562)921-5700	La Mirada, CA	150	0	0	$700-$800	No spaces available
Rancho La Seda Mobile Home Community 650 La Seda Rd. La Puente, CA 91744 (626) 964-8213	La Puente, CA	104	0	4	$700	One for Mid $70,000, 2 bd. For $35,000, 1 bd. For $10,000.00.
Copacabana Mobile Home Park 2717 Arrow Hwy La Verne, ca 91750 (909)593-2044	La Verne, CA	176	3	7	$450-$650	Need to drive around park to get info on for sale homes.
Kings Way Gardens 2755 Arrow Hwy La Verne, Ca 91750 (909)593-7200	La Verne, CA	176	0	15	$699	Need to drive around to get info. On home for sale, park owns a few homes that they can take out if new home is brought in.
Twin Oaks Mobile Home Park 3800 Bradford St. La Verne, Ca 91750 (909)593-8337	La Verne, CA	331	2	12	$600-$650	Need to drive around park to see homes for sale. Used homes need to be inspected by property manager before bringing it in
Cabinas La Verne Mobile Village 1045 Bradford St. La Verne, Ca 91750 (909)593-3011	La Verne, CA	136	0	0	$650	No empty spaces available
Foothill Village Mobile Home Park 4095 Fruit St. La Verne, Ca 91750 (909)593-7111	La Verne, CA	376	1	20	$600-$680	Need to talk to the realtor in park to get info. Used homes need to be inspected by property management

Mobile Home Parks Within 20 Miles

Park Name & Address	Park City	# Spaces in Park	Avail Space	Mobiles for Sale	Space Rent	Comments
Fountains Mobile Home Park 3530 Damien Ave. La Verne, Ca 91750 (909)592-4131	La Verne, CA	286	0	0	$675-$745	No empty spaces available.
La Verne Mobile Country Club 3620 Moreno Ave. La Verne, Ca 91750 (909)593-3173	La Verne, CA	107	0	0	$417	No empty spaces available.
Shady Lane Mobile Lodge 4138 Mission Blvd. Montclair, Ca 91763 (909)628-4874	Montclair, CA	75	1	6	$268-$310	Need to drive to see homes for sale. Used home needs to be inspected by property management.
Villa Montclair Mobile Home Park 5580 Moreno St. Montclair, Ca 91763 (909)985-2215	Montclair, CA	96	0	Need to drive & See	$440-$560	Need to drive around to get info on homes for sale.
Sunset Trailer Grove 4400 Holt Blvd. Montclair, Ca 91763 (909)399-9028	Montclair, CA	37	0	2	$600	No empty spaces available.
Hacienda Mobile Home Park 4361 E. Mission Blvd. Montclair, Ca 91763 (909)627-0095	Montclair, CA	204	0	15	$380-$605	No empty spaces available, need to drive around for sale info.
Monterey Manor MHP 11250 Ramona Ave. Montclair, Ca 91763 (909)628-7616	Montclair, CA	140	0	1	$550	Only one space for 20 x 35.
Montebello Mobile Home Park 525 S. Greenwood Ave. Montebello, Ca 90640 (323)721-4112	Montebello, CA	48 12(RV)	0	0	$425 $325 (RV)	No empty spaces available.
Imperial Village 11101 Imperial Hwy Norwalk, Ca 90651 (562)864-0044	Norwalk, CA	134	0	3	$675	Might have empty spaces in the month of March.
Del Cerro Mobile Estates 250 South Rose Dr. Placentia, Ca 92870 (714)524-3122	Placentia, CA	171	0	6	$775	Need to drive around, for MH sales info.
Hacienda MHP 151 E. Orangethorpe Ave. Placentia, Ca 92870 (714)528-1361	Placentia, CA	107	0	2	Unknown	Need to drive around, for MH sales info.
Lake Park Placentia 2651 Orangethorpe Ave. Placentia, Ca 92870 (714)996-6200	Placentia, CA	151	0	0	$700-$850	Need to drive around, for MH sales info.
Crest Mobile Manor 3727 Equation Rd. Pomona, Ca 91767 (909)593-5031	Pomona, CA	141	0	8	$546	1 space for new homie, need to get info. On who will be bringing the home in.
Monterey Manor Mobile Home Park 11250 Ramona Ave. Pomona, Ca 91766 (909)628-7616	Pomona, CA	140	0	4	$500-$650	Need to drive around, for MH sales info.
Pomona Islander Mobile Home Park 3667 W. Valley Blvd. Pomona, Ca 91765 (909)595-2121	Pomona, CA	229	3	10	$600	Need to drive around, for MH sales info. Homes need to be inspected by property management.
Thunderbird Trailer Park 1761 E. Mission Blvd. Pomona, Ca 91766 (909)720-4649	Pomona, CA	61	0	1	$450	1 home for sale double wide $39,000.00, space rent starts at $450.00.
Foothill Mobile Park 402 E. Foothill Blvd. Pomona, Ca 91767 (909)621-0097	Pomona, CA	73	0	2	$650	Need to get home infor from owners.
Montclair Mobile Home Park 4161 E. Mission Blvd. Pomona, Ca 91769 (909)720-4649	Pomona, CA	45	0	2	$550	No vacant spaces.
Hacienda Mobile Home Park 4361 Mission Blvd. Pomona, Ca 91766 (909)627-0095	Pomona, CA	204	0	1	$600	No vacant spaces.
Trade Winds Mobile Estates 3107 N. San Gabriel Blvd. Rosemead, Ca 91770 (626)573-1920	Rosemead, CA	22	0	2	$770	1 home for $70,000, 2nd for $28,000.00
Rowland Mobile Home Park 1441 Paso Real Rowland Heights, Ca 91748 (626)964-5915	Rowland Heights, CA	327	0	Few	$885	Need to drive around, for MH sales info.
San Dimas Royal Mobile Home Park 600 W. Bonita Blvd. San Dimas, Ca 91773 (626)332-2407	San Dimas, CA	114	0	2	$765	Space rent includes water and trash. Need to drive around to get info. On homes for sale.
Emwood Trailer Park 9079 Greenleaf Ave. Santa Fe Springs, CA (562)696-3666	Santa Fe Springs, CA	12	0	1	$725	Trailer only are for sale, no space available.
Thunderbird Villa Mobile Home Park 10611 Front St. South Gate, CA 90280 (562)928-3911	South Gate, CA	226	0	2	$625	Need to see home, need to get info on mobile home.
Fernwood MHP 10550 Western Ave. Stanton, CA 90680 (714)828-4170	Stanton, CA	165	0	10	$950	Need to drive around, for MH sales info.

Mobile Home Parks Within 20 Miles

Park Name & Address	Park City	# Spaces in Park	# Avail Spaces	# Mobiles for Sale	Space Rent	Comments
Upland Cascade MHP 1350 San Bernardino Ave. Upland, Ca 91786 (951)360-1646	**Upland, CA**	187	2	0	$950	Need to call AnnaYzaguirre @ (951) 360-1646 / Per the assistant the following information has to be submitted to Anna for approval to move used mobile home; will need copy of Title Papers, picutres of mobile home, and banks statements to show there $15,000.00-$20,000.00 to move mobile home. Once following information is received and reviewed by Anna. She will contact if moible home is approved to be moved into desired mobile home park; if not she can provide referrals to other mobile home parks. Mailing Address to submit required info- CMS 5800 Hamner Ave., Mira Loma, CA 91752.
Diamond Bar Mobile Estates 21217 E. Washington Ave., Walnut, CA 91789 (909)594-6281	**Walnut, CA**	133	0	0	unknown	No spaces available
Walnut Creek Mobile Estates 20739 Lycoming St., Walnut, CA 91789 (909)595-2753	**Walnut, CA**	147	0	8	$689	Need to drive around, for MH sales info.
Walnut Hills Mobile Home Park 3745 Valley Blvd., Walnut, CA 91789 (909)598-6112	**Walnut, CA**	182	0	4	$775	Need to drive around, for MH sales info.
Mountain View Mobile Estates 2131 W. San Bernardino Rd., West Covina, CA 91790 (626)962-4707	**West Covina, CA**	107	0	5	$795	1 space available, need to drive by to see homes for sale.
Hacienda Trailer Rancho 1825 Washington Blvd Whittier, CA 90606 (562)698-5042	Whittier, CA	57	0	0	$300-$340	No spaces available
Whittier Mobile Country Club 10751 Painter Ave Space 1 Whittier, CA 90605 (562)947-2753	Whittier, CA	76	0	0	$510-$625	No spaces available
Lake Park Yorba Linda 7700 Rose Dr Yorba Linda, CA 92886 (714)524-3852	Yorba Linda, CA	268	77	212	$634-$750	Need to drive around for MH sales info.
			79	229		

Legend: family park; senior park

EXHIBIT "F"

PARKS ACCEPTING USED MOBILE HOMES

Parks With Vacant Spaces Accepting Used Mobile Homes

1	**Le Belle Fontaine Mobile Home Park** 200 N. Grand Ave, Anaheim, CA (714)827-2760	Anaheim, CA	101	1	3	$875	No	Have Mobile Homes for sale, but you have to drive around the park to get info on them. No homes older than 10 years can be brought into the park.
2	**Western Skies MH Estates** 2770 W. Lincoln Ave, Anaheim, CA 92801 (714)828-2124	Anaheim, CA	55	5	0	$1,030	No	Have 1 new coach arriving next week and Mgmt Co. bringing in 3 or 4 within a month or so. No age requirements on used homes, as long as they look in good condition.
3	**Rancho Monte Vista,** 15050 Monte Vista Ave, Chino Hills, 909-597-2511	Chino Hills, CA	226	6	Some	$700-$1,000	Yes	Need to drive the park for sale info; sales handled by coach owners/real estates agents. Need to call AnnaYzaguirre @ (951) 360-1646 / Per the assistant the following information has to be submitted to Anna for approval to move used mobile home; will need copy of Title Papers, picutres of mobile home, and banks statements to show there $15,000-$20,000 to move mobile home. Once following information is received and reviewed by Anna. She will contact if moible home is approved to be moved into desired mobile home park; if not she can provide referrals to other mobile home parks. Mailing Address to submit required info- CMS 5800 Hamner Ave., Mira Loma, CA 91752.
4	**Orange Grove Mobile Home Park** 19548 E. Cypress St.Covina, Ca 91724 (626)966-0811	Covina, CA	43	1	1	$650	No	Prefer new mobile home or one in very good condition.
5	**Royal Palms Mobile Home Park** 21210 E. Arrow Hwy Covina, Ca 91724 (626)331-4128	Covina, CA	167	3	12	$800	No	Email pictures of the used home at royalpalm@sunriseres.com, for move in approval.
6	**Tree Lane Mobile Park** 1020 Bradbourne Ave Duarte CA 91010 (626)358-8116	Duarte, CA	[illegible]	[illegible]	3	$610	No	3 coaches for sale that owned by the park, others that are privately owned - drive the park for info. MH need to be approved by property management before move in, can be used.
7	**Brookside Mobile Country Club** 12700 Eliott Ave, El Monte (626)448-6727	El Monte, CA	421	30	2	$1,000	No	Need to call AnnaYzaguirre @ (951)360-3591. Per the assistant the following information has to be submitted to Anna for approval to move used mobile home; will need copy of Title Papers, pictures of mobile home, and banks statements to show there $15,000-$20,000 to move mobile home. Once following information is received and reviewed by Anna. She will contact if mobile home is approved to be moved into desired mobile home park; if not she can provide referrals to other mobile home parks. Mailing Address to submit required info- CMS 5800 Hamner Ave., Mira Loma, CA 91752.
8	**Rancho Fullerton MH Estates** [illegible] W. Valencia Dr. Fullerton, Ca 92633 (714)[illegible]	Fullerton, CA	[illegible]	[illegible]	[illegible]	$635	No	Sales: park must drive around park to see info on homes for sale; no age requirements on home, is [illegible] approval.
9	**Country Place MHP** 1850 W. Orangethorpe Fullerton, Ca 92633 (714)680-5447	Fullerton, CA	72	1	1	$775	No	1 space available for 12x40, no age requirements. 1 home for sale need little work for $25,000.
10	**Twin Oaks Mobile Home Park** 3800 Bradford St. La Verne, Ca 91750 (909)[illegible]	La Verne, CA	[illegible]	[illegible]	[illegible]	$[illegible]	[illegible]	Need to drive around park to see homes for sale. Used homes need to be inspected by property manager before bringing it in.
11	**Foothill Terrace Mobile Home Park** [illegible] Bradford St. La Verne, Ca 91750 (909)[illegible]	La Verne, CA	[illegible]	[illegible]	[illegible]	$[illegible]	[illegible]	Sales: Park used home subject to inspection and approval by management
12	**Shady Lane Mobile Lodge** 4138 Mission Blvd. Montclair, Ca 91763 (909)628-4874	Montclair, CA	75	1	6	$268-$310	Yes	1 Vacant space available for Travel Trailer, few for sale by owners. Space rent does not include utilities.Used homes considered subject to inspection and approval by management
13	**Pomona Islander Mobile Home Park** 3667 W. Valley Blvd. Pomona, Ca 91765 (909)595-2121	Pomona, CA	229	3	10	$600	Yes	Need to drive by the park for owners MH info., few empty spaces available - subject to inspection and approval by management
14	**Upland Cascade MHP** 1350 San Bernardino Ave. Upland, Ca 91786 (951)360-1646	Upland, CA	187	2	0	$950	Yes	Need to drive the park for sale info; sales handled by coach owners/real estate agents. Need to call AnnaYzaguirre @ (951) 360-1646 / Per the assistant the following information has to be submitted to Anna for approval to move used mobile home; will need copy of Title Papers, picutres of mobile home, and banks statements to show there $15,000-$20,000 to move mobile home. Once following information is received and reviewed by Anna. She will contact if moible home is approved to be moved into desired mobile home park; if not she can provide referrals to other mobile home parks. Mailing Address to submit required info- CMS 5800 Hamner Ave., Mira Loma, CA 91752.
	Total			59				

EXHIBIT "G"

MOBILE HOMES FOR SALE

Mobile Homes for Sale

No	Address	City	Price	Beds	Bath	Sq Ft
1	12700 Elliott Ave 84	El Monte	$8,000	2	2	960
2	1630 S Barranca Ave 26	Glendora	$13,000	2	1	
3	12700 Elliott 273	El Monte	$14,944	3	1	
4	1380 N Citrus G16	Covina	$16,990	2	1	
5	1020 Bradbourne 51	Duarte	$20,000	2	2	1,040
6	201 E Arrow Hwy 3	Glendora	$20,000	2	1	
7	21210 E Arrow Hwy 89	Covina	$20,500	2	1	672
8	1245 W Cienega Blvd 150	San Dimas	$21,000	2	2	
9	630 South Maple Avenue 19	Montebello	$22,900	1	1	528
10	12700 Elliott Ave 221	El Monte	$24,000	2	2	1,440
11	12700 Elliott Ave 165	El Monte	$24,000	3	2	
12	1020 Bradbourne 85	Duarte	$25,000	2	1	
13	21210 E Arrow Hwy 18	Covina	$25,000	2	2	1,040
14	21210 E Arrow Hwy 152	Covina	$25,000	2	2	1,140
15	1630 S Barranca Ave 163	Glendora	$25,000	2	2	800
16	1020 S Mountain Ave 23	Monrovia	$27,500	2	1	960
17	21210 E Arrow Hwy 142	Covina	$28,500	2	2	1,060
18	12700 Elliott Avenue 95	El Monte	$29,000	3	2	1,152
19	1245 W Cienega Ave 188	San Dimas	$30,000	2	2	
20	1630 S Barranca Ave 84	Glendora	$30,000	2	2	1,200
21	3620 Moreno Ave 3	La Verne	$30,000	2	2	960
22	630 South Maple Avenue 13	Montebello	$30,000	2	2	600
23	3530 Damien 248	La Verne	$31,900	2	2	1,120
24	12700 Elliott 367	El Monte	$32,000	2	2	
25	801 W Covina Blvd 130	San Dimas	$32,000	2	1	
26	1765 N Puente 15	Baldwin Park	$33,500	2	1	
27	10484 Valley Blvd 4	El Monte	$34,900	2	1	
28	2717 Arrow Hwy 67	La Verne	$35,000	3	2	
29	840 E Foothill Blvd 60	Azusa	$35,000	2	1	880
30	201 E Arrow Highway 83	Glendora	$35,000	2	2	1,060
31	716 North Grand Avenue E8	Covina	$35,000	3	1	780
32	12700 Elliott Ave 73	El Monte	$36,000	3	2	0
33	2717 Arrow Hwy 2	La Verne	$38,000	2	2	1,056
34	1630 South Barranca 24	Glendora	$39,500	2	2	1,200
35	716 N Grand Ave G-1	Covina	$39,900	2	1	
36	3745 Valley Blvd 139	Walnut	$39,990	3	2	1,440
37	1630 S Barranca 40	Glendora	$40,000	2	2	1,368
38	3530 Damien 90	La Verne	$42,000	2	2	
39	1245 W Cienega 79	San Dimas	$43,000	2	2	
40	208 S Barranca Ave 59	Glendora	$45,000	2	1	800
41	17350 E Temple Ave 304	La Puente	$45,000	3	2	1,440
42	1035 E Huntington Dr 54	Monrovia	$45,000	1	1	960
43	17350 E Temple Ave 217	La Puente	$45,000	3	2	1,440
44	346 N. Sunset Ave 168	La Puente	$45,000	1	1	
45	1045 N Azusa Ave 230	Covina	$45,000	2	2	
46	4800 North Daleview Ave 68	El Monte	$45,000	2	2	1,120
47	3107 San Gabriel Blvd 21	Rosemead	$45,888	2	1	
48	19850 E Arrow Hwy E12	Covina	$47,000	3	2	

Mobile Homes for Sale

No	Address	City	Price	Beds	Bath	Sq Ft
49	17350 E Temple Ave 158	La Puente	$48,000	2	2	1,440
50	17350 E Temple Ave 67	La Puente	$49,000	2	2	1,440
51	2131 W San Bernardino Rd 37	West Covina	$49,000	2	2	1,040
52	17350 Temple 476	La Puente	$49,000	2	2	1,244
53	17350 Temple Ave 139	La Puente	$49,900	2	2	1,000
54	1045 N Azusa Ave 251	Covina	$49,900	2	2	800
55	208 S Barranca Ave 56	Glendora	$49,999	2	2	1,320
56	1045 N Azusa Ave 64	Covina	$50,000	3	1	960
57	17350 E Temple Ave 89	La Puente	$52,000	3	2	1,071
58	17350 E Temple Ave 485	La Puente	$52,000	2	2	
59	21210 E Arrow Hwy 119	Covina	$52,000	3	2	1,120
60	17350 E Temple Ave 181	La Puente	$52,500	2	2	1,296
61	1045 N Azusa Ave 143	Covina	$53,000	3	2	1,012
62	1635 W Covina Blvd 83	San Dimas	$53,900	2	2	1,000
63	208 S Barranca Ave 44	Glendora	$54,700	2	2	1,440
64	4095 Fruit St 159	La Verne	$54,900	2	2	1,440
65	21210 E Arrow Hwy 107	Covina	$56,900	3	2	1,040
66	21310 E Covina Blvd 50	Covina	$57,000	2	2	1,248
67	1630 S Barranca Ave 60	Glendora	$57,000	2	2	1,296
68	2755 Arrow Hwy 111	La Verne	$57,900	2	2	
69	17350 Temple Ave 365	La Puente	$59,000	2	2	1,440
70	3033 Valley Blvd 84	West Covina	$59,000	3	2	1,440
71	17350 E Temple Ave 48	La Puente	$59,000	2	2	1,440
72	1630 W Covina Blvd 23	San Dimas	$59,000	3	2	1,237
73	21010 E Arrow Hwy 4	Covina	$59,000	3	2	1,200
74	17350 East Temple Ave 468	La Puente	$59,000	3	2	1,296
75	17350 East Temple Ave 43	La Puente	$59,000	3	2	1,248
76	830 South Azusa Avenue 11	Azusa	$59,000	2	2	880
77	925 W Bonita 41	Glendora	$59,500	2	2	800
78	21217 E Washington St 97	Walnut	$59,800	2	2	1,440
79	650 La Seda Rd 3b	La Puente	$59,900	2	2	
80	1630 W Covina Blvd 26	San Dimas	$59,900	2	2	1,152
81	4095 Fruit St 114	La Verne	$59,900	2	2	1,344
82	20739 Lycoming St 47	Walnut	$59,900	3	2	1,344
83	201 E Arrow Hwy 74	Glendora	$59,900	3	2	1,248
84	4849 Peck Rd 73	El Monte	$60,000	2	2	1,440
85	19850 E Arrow Hwy F2	Covina	$60,000	3	2	
86	3945 Bradford St 21	La Verne	$60,000	2	2	1,440
87	4095 Fruit 930	La Verne	$62,000	2	2	1,440
88	17350 E Temple Ave 77	La Puente	$64,900	2	2	1,440
89	1630 W Covina Blvd 95	San Dimas	$64,900	3	2	1,221
90	201 E Arrow Hwy 48	Glendora	$65,000	2	2	1,104
91	201 E Arrow Hwy 35	Glendora	$68,000	3	2	1,248
92	1045 N Azusa 58	Covina	$69,000	3	2	1,019
93	17350 E Temple Ave 312	La Puente	$69,000	2	2	1,440
94	201 W Arrow Hwy 65	Glendora	$69,000	2	2	
95	1205 W Cypress Ave 238	San Dimas	$69,900	3	2	1,248
96	17350 E Temple Ave 239	La Puente	$72,000	3	2	1,536

Mobile Homes for Sale

No	Address	City	Price	Beds	Bath	Sq Ft
97	17350 E Temple Ave 155	La Puente	$72,000	2	2	1,440
98	1245 W Cienaga 223	San Dimas	$74,500	2	2	
99	21210 E Arrow Hwy 40	Covina	$75,000	3	2	
100	3033 Valley Blvd 74	West Covina	$75,000	2	2	1,344
101	1045 N Azusa Ave 151	Covina	$79,000	3	2	1,040
102	1205 Cypress St 94	San Dimas	$79,000	2	2	1,536
103	3530 Damien 290	La Verne	$82,500	2	2	
104	1205 W Cypress 17	San Dimas	$84,000	3	2	1,334
105	17350 E Temple Ave 98	La Puente	$84,900	3	2	1,500
106	17350 E Temple Ave 171	La Puente	$85,000	3	2	
107	1380 N Citrus Ave C3	Covina	$85,000	3	2	960
108	21217 Washington Ave 36	Walnut	$85,000	2	2	
109	650 S La Seda Rd 10	La Puente	$85,000	3	2	
110	3530 Damien Ave 288	La Verne	$87,500	2	2	1,700
111	17350 E Temple Ave 453	La Puente	$88,000	3	2	1,120
112	3800 Bradford St 302	La Verne	$88,900	2	2	1,382
113	1735 Puente Ave 15	Baldwin Park	$90,000	3	2	1,200
114	21210 E Arrow Hwy 8	Covina	$92,000	3	2	1,100
115	21210 E Arrow Hwy 108	Covina	$92,000	2	2	1,040
116	3745 Valley Blvd 178	Walnut	$95,000	3	2	1,904
117	17350 E Temple Ave 51	La Puente	$97,500	3	2	1,248
118	3800 Bradford St 22	La Verne	$99,900	2	2	2,176
119	3033 Valley Blvd 123	West Covina	$99,999	3	2	1,680
120	1245 West Cienega Ave 140	San Dimas	$100,000	2	2	1,440
121	1635 W Covina Blvd 34	San Dimas	$105,000	3	2	1,248
122	21210 E Arrow Hwy 30	Covina	$108,000	3	2	1,200
123	17350 E Temple Ave 279	La Puente	$110,000	3	2	1,440
124	21210 East Arrow Hwy 84	Covina	$119,000	3	2	1,136
125	1245 W Cienega Ave 120	San Dimas	$124,000	2	2	1,680
126	3800 Bradford St 42	La Verne	$130,000	3	3	1,440
127	17350 East Temple Ave 400	La Puente	$139,900	3	2	1,620

EXHIBIT "H"

CONDOMINIUM UNITS FOR SALE

Condominiums for Sale

No.	Address	City	Price	Beds	Bath	Sq Ft
1	1025 West Huntington Drive E	Arcadia	$149,000	2	3	1,179
2	812 Cinnamon Ln 30	Duarte	$169,900	2	1	895
3	2660 Lake Ave 2	Altadena	$199,000	1	1	661
4	343 West Central Avenue A	Monrovia	$209,900	2	2	1,013
5	845 Cinnamon Ln	Duarte	$227,000	2	2	993
6	1304 Mountain Avenue 201	Duarte	$229,900	2	2	964
7	315 S Alamansor St 6	Alhambra	$245,000	1	1	759
8	1830 Huntington Drive 14	Duarte	$250,000	2	3	1,060
9	999 E Valley blvd	Alhambra	$258,000	1	1	834
10	5536 Welland AV 9	Temple City	$259,000	2	1	880
11	2680 Lake Ave 7	Altadena	$269,000	1	1	788
12	874 Cinnamon Ln 62	Duarte	$275,000	2	1	895
13	210 N Atlantic Blvd C	Alhambra	$285,000	3	2	1,212
14	5632 N Gladys Ave D	San Gabriel	$298,000	2	2	772
15	580 W Main St 218	Alhambra	$299,000	2	2	737
16	2422 Birch St C	Alhambra	$309,900	3	3	1,386
17	752 West Foothill Boulevard	Monrovia	$310,000	2	2	1,174
18	330 North Chapel Avenue 215	Alhambra	$310,000	2	2	919
19	521 W Duarte Dr C	Monrovia	$315,000	3	3	1,236
20	1122 W Huntington Dr 5	Arcadia	$319,000	2	2	909
21	112 N Atlantic Blvd A	Alhambra	$328,000	2	2	1,005
22	1330 S Mayflower Ave L	Monrovia	$328,900	2	3	1,022
23	1621 S 3rd St 3	Alhambra	$329,000	2	2	960
24	333 W Duarte Rd B	Monrovia	$330,000	2	1	1,065
25	626 S 6th St 7	Alhambra	$330,000	4	3	1,185
26	117 W Marshall St D	San Gabriel	$335,000	2	2	917
27	580 W Main St. 316	Alhambra	$338,000	2	2	806
28	845 E Foothill Blvd J	Monrovia	$339,000	2	2	1,117
29	551 Linwood AV E	Monrovia	$339,900	2	2	1,395
30	904 Swiss Trails	Duarte	$340,000	2	3	1,440
31	210 E Walnut Ave A	Monrovia	$349,000	3	3	1,407
32	109 N 4th St 309	Alhambra	$349,000	2	2	964
33	749 W Camino Real Ave A	Arcadia	$349,000	3	3	1,478
34	1124 West Huntington Drive 2	Arcadia	$350,000	3	2	1,236
35	1020 S Marengo Ave 3	Alhambra	$355,000	4	3	1,260
36	1128 W Duarte Rd Q	Arcadia	$356,000	2	2	1,090
37	777 E Valley Blvd 129	Alhambra	$358,000	2	2	1,100
38	530 Fairview Ave 12	Arcadia	$358,000	2	2	1,253
39	21 Palmetto Dr E	Alhambra	$360,000	3	3	1,200
40	200 N 5th St 108	Alhambra	$360,000	2	2	1,022
41	582 W Huntington Dr L	Arcadia	$369,000	2	2	1,077
42	1522 S Baldwin Ave 14	Arcadia	$375,000	2	3	1,067
43	129 S Marguerita Ave 6	Alhambra	$375,000	3	3	1,359
44	88 E Bay State St 3b	Alhambra	$378,000	2	3	1,670
45	812 S Stoneman Ave F	Alhambra	$378,000	3	3	1,420
46	585 W Duarte Rd 30	Arcadia	$379,000	2	2	1,191
47	106 N Chapel Ave 14	Alhambra	$385,000	3	3	1,592
48	138 Alta St B	Arcadia	$389,000	2	3	1,008
49	1522 S Baldwin Ave 17	Arcadia	$390,000	2	3	1,074
50	131 S Atlantic Blvd C	Alhambra	$390,000	3	3	1,211
51	907 W Mission Rd A	Alhambra	$395,000	3	3	1,213
52	511 E Live Oak Ave 13	Arcadia	$395,000	2	3	1,307
53	1128 Duarte Road J	Arcadia	$395,000	2	2	1,320
54	535 W Duarte Rd 1	Arcadia	$398,000	2	2	1,191
55	930 Oceanview Ave B	Monrovia	$398,000	3	3	1,501
56	2411 S Baldwin Ave D	Arcadia	$398,000	2	3	1,031
57	218 N Marguerita Ave B	Alhambra	$398,500	3	3	1,454
58	100 N Electric Ave 14	Alhambra	$399,000	2	3	1,264
59	400 S Garfield Ave 1	Alhambra	$399,000	3	3	1,572
60	445 W Duarte Rd 1	Arcadia	$399,000	2	2	1,064
61	712 S Sierra Vista Ave A	Alhambra	$399,990	3	3	1,321
62	25 N 4th St D	Alhambra	$408,000	3	3	1,424

Condominiums for Sale

No.	Address	City	Price	Beds	Bath	Sq Ft
63	1231 S Golden West Ave 30	Arcadia	$418,000	2	2	1,053
64	736 Southview Rd 2	Arcadia	$419,000	2	2	1,290
65	211 E Commonwealth Ave	Alhambra	$425,000	3	3	1,367
66	215 E Commonwealth Ave D	Alhambra	$428,000	3	3	1,367
67	9605 Longden Ave	Temple City	$438,000	2	2	1,220
68	431 E Mission Rd 51	Alhambra	$438,000	2	3	1,540
69	810 S Canyon Blvd E	Monrovia	$438,000	3	3	1,552
70	78 E Bay State St 1B	Alhambra	$445,000	2	3	1,650
71	1309 Stevens Ave C	San Gabriel	$445,000	3	3	1,332
72	1309 Stevens Ave G	San Gabriel	$445,000	3	3	1,334
73	1708 S 6th St 6	Alhambra	$448,000	3	3	1,485
74	1102 Fairview Ave D	Arcadia	$449,000	3	2	1,573
75	903 W Mission Rd B	Alhambra	$449,000	2	3	1,422
76	88 E Bay State St 1d	Alhambra	$449,800	2	3	1,650
77	5239 Village Circle	Temple City	$454,000	3	3	1,423
78	228 S Olive Ave A219	Alhambra	$458,000	3	2	1,200
79	5235 Rosemead Blvd C	San Gabriel	$465,000	4	3	1,786
80	1140 E Arcadia Ave 000E	Arcadia	$467,000	2	3	1,390
81	653 Fairview Ave 4	Arcadia	$468,000	2	3	1,320
82	1102 La Cadena Ave 5	Arcadia	$468,000	2	3	1,599
83	9407 Duarte Rd 1/2	San Gabriel	$468,000	2	3	1,413
84	309 S Arroyo Dr D	San Gabriel	$473,000	3	3	1,495
85	1136 Arcadia Ave F	Arcadia	$478,000	3	3	1,524
86	121 S Walnut Grove	San Gabriel	$485,000	3	3	1,640
87	5241 Rosemead Blvd B	San Gabriel	$489,500	3	3	1,786
88	205 N Palm Ave A	Alhambra	$490,000	3	3	1,550
89	1820 8th St 19	Monrovia	$490,000	3	3	1,632
90	45 Alice St H	Arcadia	$498,000	2	3	1,475
91	9012 E Fairview Ave D	San Gabriel	$499,000	3	3	1,379
92	505 E Live Oak St F	San Gabriel	$499,000	4	3	1,516
93	1504 South Palm Avenue	Alhambra	$515,000	2	1	1,284
94	928 Arcadia Ave 107	Arcadia	$519,000	2	3	1,460
95	9012 E Fairview Ave A	San Gabriel	$528,000	3	3	1,403
96	245 S Pine St F	San Gabriel	$529,000	3	4	1,660
97	6039 Primrose Ave	Temple City	$538,000	3	3	1,526
98	89 E Commonwealth Ave 1M	Alhambra	$540,000	3	3	2,000
99	503 W Duarte Rd 3	Arcadia	$548,888	2	3	2,065
100	447 Fairview Ave 3	Arcadia	$549,000	3	3	1,838
101	1960 New Ave B	San Gabriel	$559,900	3	3	2,113
102	68 E Bay State St 1C	Alhambra	$570,000	3	3	2,040
103	816 Fairview Avenue F	Arcadia	$575,000	3	3	1,889
104	150 Diamond St D	Arcadia	$585,000	4	3	1,983
105	247 S Arroyo Dr 4	San Gabriel	$588,000	3	4	2,231
106	4825 Arden	Temple City	$598,000	4	3	1,579
107	4827 Arden	Temple City	$598,000	4	3	1,579
108	4829 Arden	Temple City	$598,000	4	3	1,579
109	126 Fano St B	Arcadia	$598,000	3	3	1,429
110	32 Diamond St D	Arcadia	$598,888	4	3	2,044
111	101 Esperanza Ave B	Sierra Madre	$599,000	3	3	1,787
112	1115 Arcadia Ave D	Arcadia	$599,000	3	3	1,961
113	166 California St D	Arcadia	$599,800	4	3	2,048
114	1014 Fairview Ave 7	Arcadia	$618,000	2	3	2,333
115	5328 McCulloch Ave B	Temple City	$628,000	3	3	1,704
116	5328 McCulloch Ave C	Temple City	$628,000	3	3	1,704
117	5328 McCulloch Ave D	Temple City	$628,000	3	3	1,704
118	5328 McCulloch Ave E	Temple City	$628,000	3	3	1,704
119	5328 Mcculloch Ave A	Temple City	$628,000	3	3	1,768
120	5312 Mcculloch Ave	Temple City	$639,000	4	3	2,380
121	1008 Arcadia Ave D	Arcadia	$659,000	3	3	2,091
122	6159 Temple City Blvd	Temple City	$668,000	4	4	2,020
123	140 Genoa St	Arcadia	$698,000	3	3	1,569
124	152 El Dorado St B	Arcadia	$698,000	3	3	1,505

Condominiums for Sale

No.	Address	City	Price	Beds	Bath	Sq Ft
125	331 Diamond St B	Arcadia	$698,000	3	3	1,997
126	156 El Dorado St A	Arcadia	$708,000	3	3	1,460
127	19 Genoa St B	Arcadia	$738,000	3	4	1,643
128	57 Alice St G	Arcadia	$738,000	3	3	2,014
129	49 E Colorado Blvd 5	Arcadia	$750,000	3	3	2,123
130	527 S 5th Ave C	Arcadia	$798,000	3	3	2,200

EXHIBIT "F"

COUNTY OF LOS ANGELES BENEFITS SUMMARY

Los Angeles County Code Title 8, Chapter 8.57.300
Mobilehome Impact Report - Summary of Relocation Benefits
CPI Increase by 59.7% as of December 2009 from January 1991

Category	Benefit			Potential Supplemental Benefits
Basic Flat Fee	$9,580	+	$3,195	Doublewide unit move within 50 miles
		+	$6,390	Triplewide unit move within 50 miles
		+	$3,995	Move over 50 miles
		+	$800	Disabled Resident
		+	$960	Qualified Resident*
		+	$2,875	Qualified Resident* Move to Conv. Housing
Exception A (Unit under 320 sq. ft.)	$3,355	+	$1,120	Move 20 to 50 miles
		+	$2,395	Move over 50 miles
		+	$800	Disabled Resident
		+	$640	Qualified Resident*
		+	$5,270	Move to Conv. Housing if unit cannot move
Exception B (Original purchase price $43,120 to $95,820 with outstanding mortgage)	Up to $25,555			Includes up to $15,970 for outstanding mortgage, plus basic benefit, plus any qualifying Supplemental Benefits
Exception C (Original purchase price over $95,820 with outstanding mortgage and cannot move within 50 miles)	TBD			Includes any qualifying Supplemental Benefits and the greater of 1) $11,980 plus Basic Benefit plus up to $15,970 for outstanding mortgage, or 2) 60% of the difference between on-site and off-site value
Other	$1,600			Recreational Vehicle (Motorhome, Camper, Fifth Wheel)
	$1,600			Renter
	$2,075			Minimum payment if Benefits waived for a Mobilehome Owner
	$0.00			Minimum payment if Benefits waived for Tenant

Notes:

- Qualified Resident may waive Option to Elect Move to Conventional Housing
- The increase from 1991 was calculated based on the US Department of Labor-Bureau of Labor Statistics Los Angeles-Riverside-Orange County, CA Consumer Price Index – All Urban Consumers – All Items, Jan 1991 = 140.0, Dec 2009 = 223.643, CPI increase = 59.7%

* Qualified Resident

(a) Very Low Income; or
(b) Low Income Senior Citizen (62); or
(c) Low Income and Disabled per Federal Regulations

EXHIBIT "I"

SUMMARY BENEFIT WORKSHEET

SUMMARY BENEFIT WORKSHEET

Name: _____
Address: _____
Space #: _____

Benefit Category		Amount	Y/N	Benefit
Basic & Supplemental Benefits				
Basic Flat Fee		$9,580.00		
Doublewide move within 50 miles		$3,195.00		
Triplewide move within 50 miles		$6,390.00		
Move over 50 miles		$3,995.00		
Disabled Resident		$800.00		
Qualified Resident*		$960.00		
Qualified Resident* Move to Conv. Housing		$2,875.00		
Exception A *(Unit <320 s.f.)*		$3,355.00		
Move 20 to 50 Miles		$1,120.00		
Move over 50 miles		$2,395.00		
Disabled Resident		$800.00		
Qualified Resident*		$640.00		
Move to Conv. Housing if unit cannot move		$5,270.00		
Exception B (Original purchase price $43,120 to $95,820 with outstanding mortgage and cannot move within 50 miles)		See Notes		
Exception C (Original purchase price over $95,820 with outstanding mortgage and cannot move within 50 miles)		See Notes		
Other				
Recreational Vehicle		$1,600.00		
Renter		$1,600.00		
Benefits waived if mobilehome owner		$2,075.00		
Benefits waived if tenant		$0.00		
Total Summary Benefit				$0.00
Notes:				

*Qualified Resident
(a) Very Low Income; or
(b) Low Income SeniorCitizen (62); or
(c) Low Income and Disabled per Federal Regs.

Agreed:

_____

Approved:

_____

WATER RECLAMATION
SOLID WASTE MANAGEMENT

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

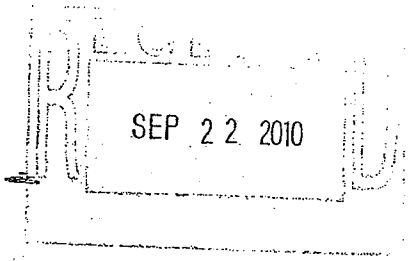
1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

September 21, 2010

File No: 15-00.00-00

Mr. Jodie Sackett
Land Division Section
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012



Dear Mr. Sackett:

Tract No. 068400

This is in reply to your notice, which was received by the County Sanitation Districts of Los Angeles County (Districts) on September 17, 2010. The proposed development is located within the jurisdictional boundaries of District No. 15. 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' Joint Outfall B Unit 8F Trunk Sewer, located in Live Oak Avenue between Mayflower and 10th Avenues. This 24 to 27-inch diameter trunk sewer has a design capacity of 7.2 to 8.5 million gallons per day (mgd) and conveyed a peak flow of 2.6 mgd when last measured in 2008.

2. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a design capacity of 100 mgd and currently processes an average flow of 75.8 mgd, or the Whittier Narrows WRP located near the City of South El Monte, which has a design capacity of 15 mgd and currently processes an average flow of 4.7 mgd.

3. The expected increase in average wastewater flow from the project site is 26,442 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Information Center, Will Serve Program, 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

Recycled Paper

Center, Will Serve Program, 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

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

MOSS & ASSOCIATES, Inc.

Environmental Compliance / Permitting / Development Consultation

613 Wilshire Blvd., Suite 105, Santa Monica, CA 90401, Tel 310.395.3481, Fax 310.395.8191

Via email and US Mail

February 23, 2009

Jodie Sackett, Planner
Susie Tae, Section Supervisor
County Regional Planning – Subdivision Section
320 Temple Ave., 13th Fl.
Los Angeles, CA 90012

Re: 4241 Live Oak Ave. – Proposed Residential Development – Santa Anita Village ("SAV")
Summary of Comments and Responses – Neighborhood Meetings

Dear Susie and Jodie:

In advance of any public hearings for SAV – a proposed market rate condominium and townhouse project - the applicant and its representatives solicited and addressed comments and questions from mass mailings, and at four public meetings.

The attachment presents the comments by residents, responses and changes to the plans. *Please note that many comments were repeated over time, so once the comment and response are stated, we do not repeat them again.* A minimum of the following information was presented at each of the four meetings:

- Project Fact Sheet: The Fact Sheet used at the first meeting on 3/13/08, has a unit count of 334; by the last meeting on 10/21/08, the unit count was 318.
- Project Plans: The architect designed the open space, landscaping and homes at a scale and density that enhances and blends with the community.
- Density and Height: The unit count has been reduced by 16 units since the first filing to the County. The importance of this reduction lies in the fact that the units that were eliminated and downgraded in height were closest to the existing single family homes to the north and west. Building heights of the taller units – would be isolated away from the north and west in the centrally- located podium building.
- Concern Regarding Entitlement Precedent Setting Implications: A significant effort has been made to minimize neighbor's fears that the County will be forced to approve any and all projects in the Monrovia-Arcadia-Duarte area if SAV is approved. The applicant's representatives have discussed this matter openly and have explained that a General Plan Amendment and a Zone Change from to R-3 will not set precedent and will not erode the County's ability and mandate for case-by-case review of future projects.

SAV has undergone considerable redesign since it was first conceptually designed five years ago as a 900 unit all senor project. On behalf of the applicant, we look forward to finalizing the Subdivision Committee process and moving towards the first public hearing for this infill residential project.

Sincerely,

Gerry Hernandez, Planner

David E. Moss, President

cc: Prime Enterprises, LLC

RESPONSES TO COMMENTS

1. **3/13/08 Mailing Requesting Neighborhood Input prior to meeting** (many of the comments addressed by telephone after this mailing were again addressed at the public meetings).

a) Comment: "I always assumed that something would be built on this property and likely be two-stories".

Response: Perimeter buildings adjacent to residences facing Birchcroft St. and 10th St. may have to be reconfigured to be one-story set back 15 ft., two-story set back 21 ft. (minimum), and three-story set back 37 ft. (minimum) based on neighbor concerns here today.

Change to Plan: Revised so that only a seven-unit building with a tiered roof line will face Birchcroft St.; and 10th St.

b) Comment: "The neighborhood would prefer an internal private driveway contiguous to the rear property line of homes fronting Birchcroft St. to the north".

Response: An internal driveway would promote loitering, increase the need for more security lighting and creates glare, and add a 'street-like" use instead of a passive buffer area. These additional impacts cannot be avoided if the driveway is placed between the existing homes and the proposed units.

Change to Plan: No change made.

c) Comment: "I am concerned by the 15 ft. setback between perimeter property line and three-story building".

Response: The architect will analyze mitigation of loss of privacy from 16 buildings facing Birchcroft St. and 10th St.

Change to Plan: Altered so that only 1-story sections will exist within 15 ft. of the property line with even larger setbacks for the 2nd and 3rd story sections.

d) Comment: "Can an additional entrance into SAV be provided".

Response: County Departments – Roads, and Traffic and Lighting do not support entry from Live Oak Ave., and do not encourage pedestrian or vehicle entry/exit onto 10th St.

Change to Plan: No change due to lack of County support.

e) Comment: "Commercial along Live Oak Ave. is underperforming as a commercial draw for residents".

Response: "Future SAV residents may support more local serving businesses. At DRP's request, Prime considered and then determined that a mixed-use commercial-residential building fronting Live Oak Ave. and Mayflower Ave. is neither viable nor beneficial to the neighborhood".

Change to Plan: No change due to lack of current support for enhancing the Commercial corridor.

f) Comment: "SAV's density is too high and needs to be reduced; the preferred project is one and two-story single family residential".

Response: There is a need for infill multi-family housing in this area of the 5th District. The current density is approved for 232 mobile homes. The site can support significantly increased density if coupled with ample open space and recreational amenities far beyond what is available on-site today as long as privacy and traffic issues are mitigated to the satisfaction of the neighborhood.

Change to Plan: Reduce unit count from 334 to 318.

g) Comment: "Residents do not want development or design similar to Peck Rd., between Live Oak Ave. and Longden, and Longden Ave. at Peck Rd".

Response: Approvals will be reviewed and site visits for both projects will be undertaken.

Change to Plan: A 15 ft. setback minimum to any window or door facing Birchcroft St. and 10th St.; all buildings backing onto homes fronting Birchcroft St. and 10th St., will be one-two-three story tiers.

h) Comment: "Residents oppose affordable and senior housing; affordable housing will reduce resale, and senior housing concentrates emergency vehicle trips to one location via local streets".

Response: SAV proposes market rate housing only but there is DRP staff support and pressure for both age- restricted and affordable- housing.

Change to Plan: No change.

i) Comment: "What is the County's review process for SAV entitlement?"

Response: The process was explained in detail. Residents were advised that the proposed density would be clearly stated in the hearing notice.

Change to Plan: None needed.

j) Comment: "What are the SAV case numbers?"

Response: Case number provided.

Change to Plan: None needed.

k) Comment: "Prime appears to be acting in good faith".

Response: Confirmed.

Change to Plan: No change.

l) Comment: "Ashmont and Mayflower Aves. are shortcuts by neighbors to the 210 Fwy via Longden St. and Myrtle Ave. Ashmont Ave is used by children as a play area". 10th St., Birchcroft St., and Mayflower Ave. are used as short cuts for neighborhood residents". Longden Ave. is used by local residents to drive to the 210 Frwy. via Peck Ave".

Response: The applicant will support and lobby DPW to implement measures to reduce cut-through traffic.

Change to Plan: No change.

m) Comment: "The County needs to install traffic calming improvements – speed humps, along Ashmont Ave; but stated that traffic volumes do not justify installation of speed humps".

Response: The applicant will support and lobby DPW to implement measures to mitigate.

Change to Plan: No change.

n) Comment: "The Mayflower Ave. driveway design should not permit SAV homeowners to drive through Ashmont Ave to access the 210 Fwy".

Response: Design changes will be considered.

Change to Plan: Implement Mayflower Ave. median or other barrier to restrict exiting vehicles to a right-turn only movement south on Mayflower Ave., toward Live Oak Ave.

o) Comment: "I am concerned that eliminating access to alley (north of Live Oak Ave), and to Lovejoy St., increases traffic flow onto Mayflower Ave. and Live Oak Ave".

Response: The 221 unit mobile home park historically has six entry/exit driveways fronting Mayflower Ave., which do not restrict right or left turn movements and SAV proposes one driveway onto Mayflower Ave. DPW requires (i) the main entry be on Mayflower Ave., (ii) limiting Live Oak Ave (Major Highway)., to "exit only", and (iii) continuing to restrict pedestrian and vehicle exiting from SAV to 10th St.

Change to Plan: None due to opposition from DPW.

p) Comment: The mobile home park is underutilized, and SAV would be good for the neighborhood".

Response: We appreciate your comment.

Change to Plan: No change.

q) Comment: We need the applicant to meet separately with Ashmont Ave residents".

Response: That is an excellent suggestion and will occur prior to a public hearing.

Change to Plan: No change.

r) Comment: The three story building – set back 15 ft from the rear yards of homes fronting onto Birchcroft St., impact residents privacy and is not acceptable.

Response: The architect will rework the perimeter units to maintain reasonable privacy – don't forget that by right – a single family home could be built up to 35 ft tall and within the same distance from the rear yards of existing homes.

Change to Plan: No change.

s) Comment: Can a residential design similar to the existing development at Peck Rd. and Live Oak Ave was considered.

Response: There is a need for infill multi-family housing in this area of the 5th District. The current density is approved for 232 mobile homes. The site can support significantly increased density if coupled with ample open space and recreational amenities far beyond what is available on-site today as long as privacy and traffic issues are mitigated to the satisfaction of the neighborhood.

Change to Plan: No change.

t) Comment: I am not aware of another 3-story building along Live Oak Ave. but I do support 3-story adjacent Live Oak Ave. a 4-story along Live Oak is pushing the envelope of acceptability. Some other residents believe three stories is to tall.

Response: The goal is to provide reasonably dense infill market rate housing and localize the taller buildings away from the existing single family homes.

Change to Plan: No change.

u) Comment: Landscaping by itself will not mitigate privacy impacts.

Response: The architect will come out to the field and house by house, look at the potential and landscape needed on a lot by lot basis to accomplish the goal of enhancing privacy with landscaping combined with the elimination of 16 perimeter units.

Change to Plan: No change.

v) Comment: Some residents are discussing impacts directly with the 5th District and others are choosing to first speak with Prime at its neighborhood meeting.

Response: All responses that we provide will be provided to the 5th District.

Change to Plan: No change.

w) Comment: Residents view their home as their retirement account, and would want a project that does not hurt local resale. Some residents believe that those homes closest to SAV would not share in the economic "bump" that SAV will generate for the area.

Response: The elimination of the MHP, the elimination of 16 perimeter units, and the increased setbacks to perimeter structures will help considerably in this regard.

Change to Plan: No change.

x) Comment: We want only single story height for buildings fronting onto the rear yard of homes fronting onto Birchcroft St.

Response: The architect will rework the design so that only one-story height is within 15 ft of the rear yards.

Change to Plan: No change.

y) Comment: I advised my neighbors that putting up roadblocks to redevelopment of the mobile home park improves Prime's potential to obtain its entitlements.

Response: We don't have an opinion on that comment. Ultimately, the Planning Commission will make the decision if the request is reasonable and compatible with the neighborhood.

Change to Plan: No change.

z) Comment: Two stories – for buildings fronting the rear yards of homes fronting Birchcroft Ave., could be acceptable if privacy issues are resolved.

Response: We believe we may seek only 1-story height within 15 ft of the rear yards – which is a concession that even single family would not offer.

Change to Plan: No change.

aa) Comment: Resident wants Prime to building masonry wall tall enough to screen three-story building.

Response: .Planning codes prevent this and we think that landscaping and greater setbacks are a better option.

Change to Plan: No change.

bb) Comment: Longden Ave is a heavily traveled road serving families wanting to connect to the 210 Frwy. And kids play in Birchcroft St. – there are no sidewalks along Birchcroft St.

Response: The applicant will work closely with residents and County staff to devise ingress/egress conditions of approval that minimize increased danger to the patterns of use of the public streets.

Change to Plan: No change.

cc) Comment: The developer should support us in our goal to ease existing traffic problems impacting Birchcroft St. and Ashmont Ave. For example, lack of a stop sign at Birchcroft St. and Mayflower Ave. makes Birchcroft St. a better 'short-cut" for local neighbors to drive.

Response: .The developer will cooperate fully.

Change to Plan: No change.

dd) Comment: What about stalkers residing in the three-story building along the rear yards of SFR.

Response: It is difficult to respond – we don't believe that a new market rate condominium attracts any particular type of person.

Change to Plan: No change.

ee) Comment: I prefer one-story home with no windows to front onto the rear yards of homes fronting onto Birchcroft St.

Response: The architect will redesign the frontages accordingly.

Change to Plan: No change.

ff) Comment: Residents within 1,000 ft of SAV should receive public notice about redevelopment of the mobile home park.

Response: This comment should be made directly to DRP staff.

Change to Plan: No change.

gg) Comment: A local primary school was impacted by a recently constructed SFR development. Local residents impacted by design of SFR.

Response: The developer must pay applicable school fees set by state law and adopted at the county level.

Change to Plan: No change.

hh) Comment: Residents do not want SAV to become a senior nor affordable housing project. Senior only will increase emergency vehicle activity. Residents want family housing.

Response: There is interest among DRP staff for either senior and/or affordable housing to entitle the proposed density.

Change to Plan: No change.

ii) Comment: During construction, we are worried about adequate rodent prevention controls.

Response: Controls will be considered and put in place prior to any demolition or coach removal.

Change to Plan: No change.

jj) Comment: A neighborhood meeting should be held locally near Longden Ave, at Peck Rd.

Response: We have done our best to identify a central and close location to the project.

Change to Plan: No change.

2. MAD Meeting - 4/15/08

a) Comment: ON behalf of the MAD Council, we agree to accept Prime's transmittal, Fact Sheet, and renderings, and to allow residents to respond directly to Prime at future meetings.

Response: Thank you.

Change to Plan: No change.

b) Comment: What will the townhouses and condominiums sell for?

Response: Uncertain in this changing market – but the goal has been to offer area residents an opportunity to stay in the neighborhood, and unlock equity in their single family homes.

Change to Plan: No change.

c) Comment: When will the mobile home park be closed?

Response: It is difficult to state a timeline given that no public hearings have been held and the market is relatively uncertain at this time for new housing.

Change to Plan: No change.

d) Comment: What are the traffic impacts?

Response: The study prepared by a 3rd-party engineer shows no intersection impacts, but several design standards will be required – along with the intent of the neighborhood to restrict left turn movements exiting from the main Mayflower driveway.

Change to Plan: No change.

3. **10th St./Birchcroft St. Meeting – 5/7/08**

a) Comment: We prefer that the mobile home park stay – we like that they are one story.

Response: Santa Anita Village 221-unit mobile home park is over 30 years old and is at its economic, and development design age. Prime is proposing an infill project with taller building and density towards Live Oak Ave. – a 120 ft. wide major highway

Change to Plan: None.

b) Comment: I support the redevelopment of mobile home park – it is an eyesore.

Response: We are trying to build a project that all neighbors can be proud of.

Change to Plan: None.

c) Comment: Thee density of 334 units is too high.

Response: We are rethinking the density and will provide the neighbors with a reduced density plan.

Change to Plan: To be provided.

d) Comment: The three story townhouse units backing onto home fronting Birchcroft St. and 10th St. and four story condominium are too tall. The three story townhouses show windows facing the rear yards of SFR units, and impact SFR rear yard privacy. Townhouses of single and two story heights with no windows/doors facing a SFR rear yard are preferred.

Response: There have been enough comments so that the architect is re-working those aspects.

Change to Plan: None at this time.

e) Comment: Is SAV entirely fenced off from the neighborhood? Can the neighborhood use the community center and recreational facilities.

Response: The front door of each townhouse unit fronting onto Mayflower Ave. opens onto Mayflower Ave to mimic how existing SFRs promote pedestrian access to Mayflower Ave. SAV is fenced and gated except for homes fronting Mayflower Ave. There will be pedestrian gates at the Live Oak Ave. and Mayflower Ave. driveway entries. Amenities will be restricted to SAV homeowners. There will be a HOA, which will adopt rules and regulations governing use of common amenities.

Change to Plan: None.

f) Comment: A perimeter wall greater than 8 ft. tall is preferred. Landscaping – trees, along the perimeter will not visually buffer the townhouses. Construction of the perimeter wall should not impact privacy.

Response: County code limits the wall height to 8 ft. Specimen trees are proposed within the 15 ft. landscape yard separating the townhouse from the rear property line of SFRs. Prime will work with the neighbors at the time of construction to reduce any impacts.

Changes to Plan: None.

g) Comment: The main access should not align with Ashmont Ave., and should be moved to Live Oak Ave. There should be more entry and exit points into SAV, which should not increase traffic on local streets. Drive-through traffic from surrounding neighborhoods, are using Birchcroft St., 10th St., and Ashcroft Ave. as a shortcut to the freeway. Install new traffic restrictions along Birchcroft St., Mayflower Ave., and Ashmont Ave. – stop signs, medians, and cul-de-sacs. The signal at Live Oak Ave. and Mayflower Ave is an impediment for traffic exiting the neighborhood.

Response: Traffic and Lighting directed Prime to: 1) locate its main entry on Mayflower Ave., 2) align its main entry with Ashmont Ave., restrict the Live Oak Ave. driveway for exit only purposes, 3) eliminate access onto 10th St. via the alley north of Live Oak Ave., and onto Lovejoy St. The traffic analysis shows no increase of local and regional traffic above the capacity of Live Oak – designated a Major Highway, and Mayflower Ave. – designated a Secondary Highway (80 ft. right-of-way). Adding more entries increases the number of travel routes through the neighborhood to SAV. Signals along Live Oak Ave. are synchronized to expedite traffic along Live Oak Ave – making local streets less effective travel routes. Mayflower is a Secondary Highway designed to carry more traffic than 10th St., Ashmont Ave, and Birchcroft, which are all local collector streets.

Change to Plan: None at this time – Prime will meet with Traffic and Lighting to discuss community input.

h) Comment: Is on-street parking proposed?

Response: No. SAV's parking exceeds County-parking requirements. Parking on either side of the main entry – located within Prime's property, is proposed.

Change to Plan: None at this time.

i) Comments: Why didn't residents along Ashmont Ave receive a letter abut the neighborhood meeting. Ashmont residents want to meet to discuss traffic impacts on Ashmont Ave.

Response: Our first step is to address design issues which who affect neighbors who back onto SAV. Future meetings – with MAD, are to address bigger picture issues, as well as design issues. We agreed to meet Ashmont Ave residents at its regularly scheduled Friday night meeting.

Change to Plan: None at this time.

j) Comments: For some of us, SAV is preferred over that of the existing mobile home park, and will increase home values in the area.

Response: SAV is intended to be an economic and design plus for the neighborhood.

Change to Plan: None at this time.

k) Comment: Supports only two-story on entire project site.

Response: The current and proposed zoning and General Plan support greater height.

Change to Plan: No change.

l) Comment: Three story buildings will affect current breezes and airflow.

Response: This has not been studied.

Change to Plan: No change.

m) Comment: Our neighborhood does not get enough local police traffic patrols.

Response: That matter should be taken up directly with the County sheriff.

Change to Plan: No change.

n) Comment: Building will block view of mountains for property owners fronting onto 10th St.

Response: We can look at specific view corridors with you, but it may be that even 2-story single family homes would do the same. Our goal is to mitigate the loss of privacy.

Change to Plan: No change.

o) Comment: Does not want SAV to proceed, and wants the mobile home park to remain.

Response: That seems contrary to the thoughts of several others.

Change to Plan: No change.

4. Ashmont Ave Neighbor Meeting – 5/9/08

a) Comment: Can Prime support neighborhood traffic calming improvements on Ashmont – cul-de-sac, restriping, do not align SAV Mayflower Ave Driveway with Ashmont.

Response: Yes. We repeated the answers provided at earlier meetings.

Change to Plans: T & L and DPW-Roads agreed that the best option is to keep SAV's main entrance on Mayflower Ave., to restrict Live Oak Ave. driveway to exit only, and to prohibit access onto the alley north of Live Oak Ave. and on Lovejoy St.

5. Neighborhood Meeting – 10/6/08

a) Comment: DMA's letter dated 9/24/08 did not clearly relate that a "stepped" or "wedding-cake" tiered three-story building is proposed.

Response: DMA apologized for the poorly worded letter. A second letter to residents dated 10/9/08 was mailed explaining the one, two, and three-story heights of the adjacent building. Prime offered to meet with residents to redesign the building or site plan layout to reduce privacy impacts. To reduce the concern of privacy impacts, the following changes were made to the plan:

i) One-story building is setback 15 ft. from rear yard of homes fronting Birchcroft St. and 10th St.

ii) No window or door is proposed on the building side facing homes fronting Birchcroft St. and 10th St.

iii) Second-story building is setback 21 ft. to 31 ft. from homes fronting Birchcroft St. and 10th St.

iv) Third-story building is setback 36 ft. to 47 ft. from homes fronting Birchcroft St. and 10th St.

v) Homeowner only owns airspace rights cannot on their own add windows and doors to their unit.

vi) The –DP CUP covenants the design of all buildings facing homes fronting onto Birchcroft St. and 10th St. A revised Exhibit "A" – public hearing, would likely be required to amend the County's –DP covenant.

vii) Prime reduced density from 334 units to 318 units.

viii) The internal driveway design is re-oriented to maximize how privacy impacts are reduced.

ix) Prime added a third building design – 7 units, which permits the tiered elevation design.

x) Mayflower Avenue median is redesigned to direct exiting vehicles south along Mayflower Ave., to Live Oak Ave.

xi) Prime will publicly support traffic calming improvements – speed bumps, on local serving streets, if approved by County DPW.

xii) Prime will publicly support resident case-by-case review of tree locations within the 15 ft. yard facing homes fronting onto Birchcroft St. and 10th St.

6. **MAD Meeting – 10/21/08**

a) Comment: New homeowners can always add a window or door at a later time through a building permit – no notice is required for the building permit.

Response: This will be conditioned by DRP under the –DP CUP conditions, which regulates building elevations.

Change to Plan: None.

b) Comment: School fees are general fund payments, and not earmarked to a school local to the neighborhood – South Arcadia/Monrovia.

Response: The developer has little control over this, and must pay all required school fees.

Change to Plan: None.

c) Comment: The alignment of the Mayflower Ave. driveway with Ashmont Ave., directs the headlights of existing cars onto the corner parcel located at Ashmont Ave. and Mayflower Ave.

Response: Driveway intersections focus traffic and related headlight glare, onto adjacent properties. Prime is reducing the existing number of driveways and intersections from six to one driveway. Prime is offering to the installation of landscape along the property owner's yard fronting Mayflower Ave. The property owner would need to agree to allow Prime to install landscaping and extend irrigation lines; the property owner would need to maintain landscape improvements.

d) Comment: Can a new entry on Live Oak be added?

Response: Prime discussed with Traffic & Lighting and Roads the options of: 1) adding a median on Mayflower Ave., between Live Oak Ave. and Birchcroft St., 2) traffic calming options listed in T&L's traffic guidelines.

Change to Plan: Changes to restrict the Mayflower exist to right turn only have been made.

Report No. 10

Neighborhood Outreach – Various Dates

Item No.	Applicant's Activity	Date	Correspondence/Summary Discussions
1	Transmit Letter to Adjacent Property Owners	3/13/08	• Letter to residents consisted of: o Request for resident comments. o Project Fact Sheet. o Colored site plan. o Colored rendering - townhouses. o Colored rendering – condominiums. o Notice that future meetings to be scheduled with residents. • Prime's mailing lists enclosed.
2	Attended Monrovia, Arcadia Duarte Town Council ("MAD")	4/15/08	• Copy of Item No. 1 provided to MAD. • Mad Agenda Item No. 4 – Public Comments: DMA advised MAD and audience that first set of meeting likely to be with residents along Birchcroft St., and 10th St., and that future meeting to be held at MAD. No sign-in sheets.
3	Neighborhood Meeting	5/7/08	• Letter to residents consisted of: o Meeting time and date. o Project description and Project Fact Sheet o Colored rendering – townhouses. o Colored rendering – condominiums. • Written response from Richard & Karlyne Smith • Prime's mailing lists and 5/7/08 Sign-In Sheet enclosed.
4	Ashmont Ave Neighborhood Meeting	5/9/08	• DMA Summary: At 5/7/08 meeting, Ashmont representative asked Prime to attend monthly Friday meeting held by Ashmont Ave. residents. No agenda, mailing or sign-in sheets created or taken.
5	Neighborhood Meeting	10/6/08	• Letter to residents consisted of: o Meeting time and date. o Revised project description and Project Fact Sheet o Revised Colored rendering – townhouses. o Revised elevation of townhouses facing SFR. • Prime's mailing lists and 10/6/08 Sign-In Sheet enclosed.
6	Transmit Letter to Residents	10/9/08	• Follow up letter to residents clarifying project description. o Site plan, elevations, and rendering presented at 10/6/08 neighborhood meeting. o Summary of changes made to project.
7	MAD Meeting	10/21/08	• Posted notice at 4241 Live Oak of MAD meeting to discuss Santa Anita Village. • Prime's 10/21/08 Sign-In Sheet enclosed.

Report No. 10

Neighborhood Outreach

Item No.	Activity	Date	Correspondence/Summary Discussion
1	Transmit Letter to Adjacent Property Owners	3/13/08	• Letter to residents consisted of: o Request for resident comments. o Project Fact Sheet. o Colored site plan. o Colored rendering - townhouses. o Colored rendering – condominiums. o Notice that future meetings to be scheduled with residents. • Prime's mailing lists enclosed.

MOSS & ASSOCIATES, Inc.

Permitting / Environmental Compliance / Development Consultation

613 Wilshire Blvd., Suite 105, Santa Monica, CA 90401, Tel 310.395.3481, Fax 310.395.8191

Via U.S. Mail

March 13, 2008

Re: Santa Anita Village Town Homes and Condominiums

Dear Neighbor:

Mobile Home Park Status

Prime Enterprises, Inc. ("Prime") owns and operates the mobile home park at 4241 Live Oak Ave. on 12 acres with access from Live Oak and Mayflower Aves. After operating the Park for 20 years, the time has come to redevelop the site for family and community-oriented housing.

Residential Project Proposed

Prime has asked Moss & Associates, an environmental and land use planning firm to assist with the outreach to local neighbors. The goal is to make sure that everyone knows all the details about this residential project and has an opportunity to ask questions and help refine design details. As a starting point for this, we are enclosing:

- A Project Fact Sheet with commonly asked questions and answers;
- A Site Plan showing residential and community buildings, and landscape plans, and
- Color renderings of the project when seen from Mayflower Ave. and Live Oak Ave.

County Permit Process

- Prime has engaged a team of architects, engineers, planners and environmental specialists to assist with the submittal and processing of County permits.
- Prior to closure of the Park, the remaining coach owners will be provided relocation assistance per applicable law.
- There will be only one entrance on Mayflower Ave.
- Dense landscaping and an 8 ft. tall decorative wall will surround the project, and buffer the single-family neighborhood, and
- Prior to a County public hearing sometime before summer 2008, the County will send out a hearing notice to all neighbors within 1,000 ft.

Request for Comments

Prime wants to first talk or meet with homeowners whose property backs onto the existing mobile home park, and then schedule at least one community meeting in April or May 2008. We believe that our meeting(s) with homeowners who live next to the mobile home park will provide Prime and its architect with a "snap shot" image of issues to ponder prior to a community meeting.

Community Meeting

Prime will mail to you and your neighbors the time, date and location of the first community meeting.

Please review the enclosed materials. If you have questions or comments, please call David Moss or me. Thank you for enabling Prime to work closely with the neighborhood on this exciting all – residential project.

Sincerely,

Gerald Hernandez
Project Planner

David E. Moss
Principal

PROJECT FACT SHEET

4241 Live Oak Ave – Santa Anita Village Condominiums/Townhomes

This FACT SHEET addresses questions of interest for area residents

Who is Prime Enterprises, Inc. and What is the Site History?

- Prime Enterprises, Inc. ("Prime") is a real estate developer headquartered in San Gabriel CA. In addition to development projects, Prime has owned and operated the 12-acre site and Mobile Home Park adjacent to Live Oak Ave. *for 20 years*. Prime has undertaken extensive architectural analyses of the site in preparation for closing the park and building a residential condominium and townhome project.
- Four years ago, Prime investigated a larger and denser project to be restricted to senior citizens. After meetings with County staff, it was determined that *a proposed density of 500 units was not appropriate*. In addition, an all-senior project was not as viable as family and lateral move-up housing.

Tell Us About the Residential Project?

- Prime wants to build an attractively- designed residential project that avoids traffic, parking and circulation impacts, and enhances the existing community by attracting like-minded new residents, or enabling existing residents to unlock equity in their single family homes and move to new housing with ample open and community space. The project includes:
  - 186 three story town homes – maximum 37 ft. tall, grouped in eight- and ten- unit buildings.
  - 148 four story units in two buildings – maximum 66 ft. tall, along the commercial Live Oak Ave. corridor.
  - A one-story, 2,850 sq. ft. *Club House* set back 200 ft. from existing single family homes on Birchcroft Ave. and 10th St.
  - A one-story, 2,900 sq. ft. *Community Building* facing Live Oak Ave. as part of a proposed residential building.
  - *776 parking spaces* – 24 more than the County requires; all spaces are either hidden from view or will be screened by the new homes and landscaping.
  - A pool, *Village Green Park*, and *Tot Lot* – to promote a village feel and community spirit.

What will happen to the existing Mobile Home Park facility?

- Most of the mobile homes no longer comply with building codes. Any remaining owners will be relocated to various locations – Prime will likely have to assist in the costs – including another mobile home park, apartments, or care facilities as needed.

Who will the Homes Be Marketed T?

- Single- family owners who no longer require a single-family residence but want to stay in the community.
- Residents who have a significant equity in their home who want to transition to a less-expensive market rate home without leaving the South Arcadia - Monrovia community area.

What Site improvements are proposed?

- A gated entry off Mayflower Ave *extensively landscaped* using large olive trees. (*See Mayflower Ave color rendering*).
- A gated entry on Live Oak Ave. extensively landscaped using large *tipu* trees.
- Eliminate pedestrian and vehicle access to 10th St., from Love Joy Ave., and to the commercial alley north of Live Oak Ave.
- A gated access off of Live Oak Ave. restricted to emergency vehicles.

How does the project benefit the neighborhood?

- Strengthens the community by providing quality move-up family housing.
- Reduces Mayflower Ave driveways from five to one.
- Provides a 15 ft. landscape yard along the side and rear property lines.

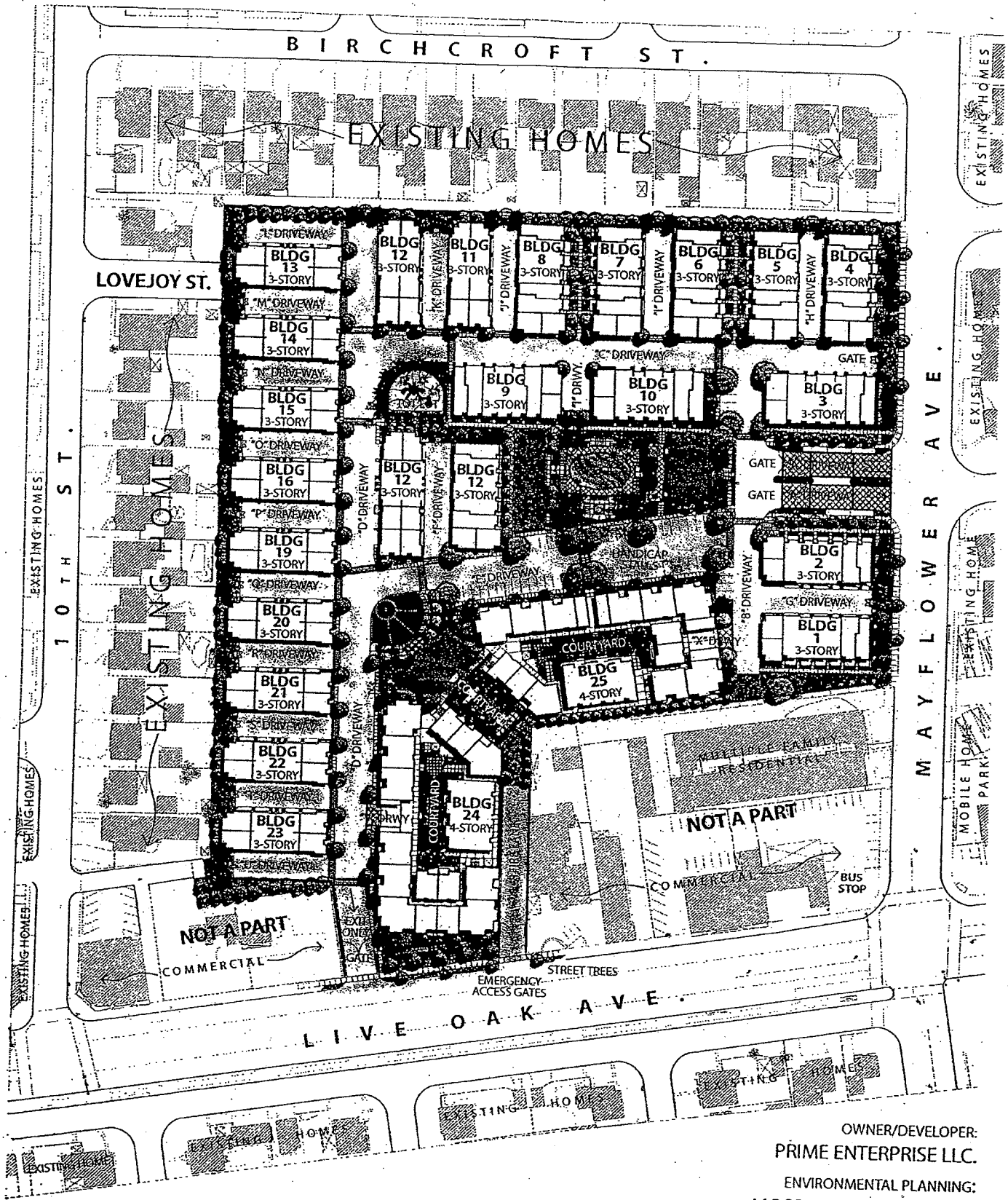
Where is the project in the County process?

- Prime applied for County zoning permits to construct the project. A public hearing will be held prior to Summer 2008 and all residents within 1,000 ft will receive a public notice of the time and place.

Who do I call for more information?

- David Moss, or Gerry Hernandez, the environmental/permitting consultants, (310) 395-3481.

Prime Enterprises provided quality infill development. Thank you for allowing us to work closely with you. A public meeting and site tour will be forthcoming.



OWNER/DEVELOPER:
PRIME ENTERPRISE LLC.

ENVIRONMENTAL PLANNING:
MOSS & ASSOCIATES, INC.

NOTE:
ALL SIDEWALKS ARE 4' WIDE OR GREATER
ALL DRIVEWAYS ARE PRIVATE

SANTA ANITA VILLAGE

County of Los Angeles

Site/Landscape Plan

NORTH

03/13/2008

PRIME ENTERPRISE – 4241 LIVE OAK AVE STREET FRONTAGE

PRIME ENTERPRISES – 4241 LIVE OAK AVE MAYFLOWER AVE FRONTAGE

538. APN: 8511-027-001
BURTON MAYERS
2851 MAYFLOWER AVE
ARCADIA CA 91006-5537

539. APN: 8511-027-002
FORREST VILANDER
1146 E BIRCHCROFT ST
ARCADIA CA 91006-5521

540. APN: 8511-027-003
KENNETH V WORLEY
1142 E BIRCHCROFT ST
ARCADIA CA 91006-5521

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AVERY® 5160®
Utilisez le gabarit 5160®

541. APN: 8511-027-004
GODELFREDO & CAROLINA C PELINA
1136 E BIRCHCROFT ST
ARCADIA CA 91006-5521

542. APN: 8511-027-005
CAROL J MANWARREN
1132 E BIRCHCROFT ST
ARCADIA CA 91006-5521

543. APN: 8511-027-006
ACACIA CAPUTO
1126 E BIRCHCROFT ST
ARCADIA CA 91006-5521

544. APN: 8511-027-007
SADEEQ
PO BOX 482
ETIWANDA CA 91739-0482

545. APN: 8511-027-008
ALFRED J & GRACE RIVERA
321 E FLORAL AVE
ARCADIA CA 91006-2504

546. APN: 8511-027-009
MIKE SCHMIDT
1112 E BIRCHCROFT ST
ARCADIA CA 91006-5521

547. APN: 8511-027-010
LIZETH D SANCHEZ
1106 E BIRCHCROFT ST
ARCADIA CA 91006-5521

Called 3-18-08
548. APN: 8511-027-011
GARY F & MONIQUE J HAWTHORNE
1102 E BIRCHCROFT ST
ARCADIA CA 91006-5521

549. APN: 8511-027-012
MIRIAM AUSTIN
1028 E BIRCHCROFT ST
ARCADIA CA 91006-5520

550. APN: 8511-027-013
MICHELLE L MCCLELLAN
2200 VIA MONTECITO
CAMARILLO CA 93012-8814

Called 3-18-08
551. APN: 8511-027-014
WILLIAM ZAPPEN
1018 E BIRCHCROFT ST
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552. APN: 8511-027-015
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828 N MONTEREY ST
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566. APN: 8511-029-008
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2932 S 10TH AVE
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567. APN: 8511-029-009
MARGARET F HOPPER
2926 S 10TH AVE
ARCADIA CA 91006-5403

568. APN: 8511 029 010
RICHMOND TANADA
2922 S 10TH AVE
ARCADIA CA 91006-5403

569. APN: 8511-029-011
GLORIA R RAMIREZ
2916 S 10TH AVE
ARCADIA CA 91006-5403

570. APN: 8511-029-012
MARIO & G MOSQUEDA RUIZ
2912 S 10TH AVE
ARCADIA CA 91006-5403

571 APN: 8511-029-013
JOHN F & LOVAUN C STUHLMAN
2906 S 10TH AVE
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572. APN: 8511-029-014
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2880 S 10TH AVE
ARCADIA CA 91006-5457

575. APN: 8511-029-017
ALICE & LINDA BENIOFF
2874 S 10TH AVE
ARCADIA CA 91006-5457

Report No. 10

Neighborhood Outreach

Item No.	Activity	Date	Correspondence/Summary Discussion
2	Attended Monrovia, Arcadia Duarte Town Council ("MAD")	4/15/08	• Copy of Item No. 1 provided to MAD. • Mad Agenda Item No. 4 – Public Comments: DMA advised MAD and audience that first meetings are with residents along Birchcroft St., and 10th St., and that future meetings will be held at MAD. No sign-in sheets.

Report No. 10

Neighborhood Outreach

Item No.	Activity	Date	Correspondence/Summary Discussion
2	Attended Monrovia, Arcadia Duarte Town Council ("MAD")	4/15/08	• Copy of Item No. 1 provided to MAD. • Mad Agenda Item No. 4 – Public Comments: DMA advised MAD and audience that first meetings are with residents along Birchcroft St., and 10th St., and that future meetings will be held at MAD. No sign-in sheets.

M.A.D. Town Council
Meeting Agenda

April 15, 2008

1. Flag Salute

2. Roll Call- Quorum- Bullock, Hall, Huss, Nicoloro-

3. Committee Reports

   A. LA County Sheriffs Dept

   B. Pamela Park Staff

   C. Guest Speakers-Live Oak Library, ~~CHP~~, LA County Police, Assembly Office

   D. Supervisors Office

   E. Council Reports

4. Public Comments

   DMA introduction to community, noting that letters notifiying adjacent property owners of meeting dates/times to be mailed.

5. Adjournment

Report No. 10
Neighborhood Outreach

Item No.	Activity	Date	Correspondence/Summary Discussion

3	Neighborhood Meeting	5/7/08	• Letter to residents consisted of:
			  ○ Meeting time and date.
			  ○ Project description and Project Fact Sheet
			  ○ Colored rendering – townhouses.
			  ○ Colored rendering – condominiums.
			• Written response from Richard & Karlyne Smith
			• Prime's mailing lists and 5/7/08 Sign-In Sheet enclosed.

MOSS & ASSOCIATES, Inc.

Permitting / Environmental Compliance / Development Consultation

613 Wilshire Blvd., Suite 105, Santa Monica, CA 90401, Tel 310.395.3481, Fax 310.395.8191

Via U.S. Mail - 2nd Letter

DRAFT

April 30, 2008

Re: Meeting with Birchcroft Ave. and 10th St. Residents – 6:30 PM, May 7, 2008
Santa Anita Village Town Homes and Condominiums

Dear Neighbor:

Purpose of Meeting

On behalf of Prime Enterprises ("Developer"), Moss & Associates, Inc. - an environmental and land use planning firm – is inviting local neighbors to a *meeting regarding the proposed development of townhomes and condominiums* on *12 acres located along Live Oak and Mayflower Avenues* - the site of the existing trailer park which will be demolished.

We will have large-scale plans for review, ample time to discuss the residential project and enable the closest neighbors to the site to ask questions and identify design details that need to be considered prior to any final review and approval by the greater community at large, the Monrovia-Arcadia-Duarte Neighborhood Council, or County Regional Planning Commission.

- A Project Fact Sheet with commonly asked questions and answers;
- A Site Plan showing residential and community buildings, and landscape plans, and
- Color renderings of the project when seen from Mayflower Ave. and Live Oak Ave.

Meeting Time, Date, and Location

Date: 6:30 PM, May 7, 2008 at the Annunciation Catholic School Assembly Room.

Access: The main driveway serving the Assembly Room is located on Peck Rd., approximately 200 ft north of Longden Ave.

Location: Annunciation Catholic School. - 1307 East Longden Ave. - Arcadia CA 91006

Contact on Day of Meeting: Gerry Hernandez - 310-702-2399

Request for Comments

Please review the enclosed materials. If you have questions or comments, please call David Moss or Gerry Hernandez prior to the May 7th meeting. Thank you for enabling Prime to work closely with the neighborhood on this exciting residential project.

Sincerely,

Gerald Hernandez
Project Planner

David E. Moss
Principal

MOSS & ASSOCIATES, Inc.

Permitting / Environmental Compliance / Development Consultation

613 Wilshire Blvd., Suite 105, Santa Monica, CA 90401, Tel 310.395.3481, Fax 310.395.8191

Via U.S. Mail

April 29, 2008

Re: Meeting with Birchcroft Ave. and 10th St. Residents - May 7, 2008
Santa Anita Village Town Homes and Condominiums

Dear Neighbor:

Purpose of Meeting

On behalf of Prime Enterprises ("Developer"), Moss & Associates, Inc. - an environmental and land use planning firm – is inviting local neighbors to a *meeting regarding the proposed development of townhomes and condominiums* on *12 acres located along Live Oak and Mayflower Avenues* - the site of the existing trailer park which will be demolished.

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- A Project Fact Sheet with commonly asked questions and answers;
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Request for Comments

Please review the enclosed materials. If you have questions or comments, please call David Moss or Gerry Hernandez prior to the May 7th meeting. Thank you for enabling Prime to work closely with the neighborhood on this exciting residential project.

Sincerely,

Gerald Hernandez
Project Planner

David E. Moss
Principal

PROJECT FACT SHEET

4241 Live Oak Ave – Santa Anita Village Condominiums/Townhomes

This FACT SHEET addresses questions of interest for area residents

Who is Prime Enterprises, Inc. and What is the Site History?

- Prime Enterprises, Inc. ("Prime") is a real estate developer headquartered in San Gabriel CA. In addition to development projects, Prime has owned and operated the 12-acre site and Mobile Home Park adjacent to Live Oak Ave. *for 20 years*. Prime has undertaken extensive architectural analyses of the site in preparation for closing the park and building a residential condominium and townhome project.
- Four years ago, Prime investigated a larger and denser project to be restricted to senior citizens. After meetings with County staff, it was determined that *a proposed density of 500 units was not appropriate*. In addition, an all-senior project was not as viable as family and lateral move-up housing.

Tell Us About the Residential Project?

- Prime wants to build an attractively- designed residential project that avoids traffic, parking and circulation impacts, and enhances the existing community by attracting like-minded new residents, or enabling existing residents to unlock equity in their single family homes and move to new housing with ample open and community space. The project includes:
  - 186 three-story town homes – maximum 37 ft. tall, grouped in eight- and ten- unit buildings.
  - 148 four story units in two buildings – maximum 66 ft. tall, along the commercial Live Oak Ave. corridor.
  - A one-story, 2,850 sq. ft. *Club House* set back 200 ft. from existing single family homes on Birchcroft Ave. and 10th St.
  - A one-story, 2,900 sq. ft. *Community Building* facing Live Oak Ave. as part of a proposed residential building.
  - *776 parking spaces* – 24 more than the County requires; all spaces are either hidden from view or will be screened by the new homes and landscaping.
  - A pool, *Village Green Park*, and *Tot Lot* – to promote a village feel and community spirit.

What will happen to the existing Mobile Home Park facility?

- Most of the mobile homes no longer comply with building codes. Any remaining owners will be relocated to various locations – Prime will likely have to assist in the costs – including another mobile home park, apartments, or care facilities as needed.

Who will the Homes Be Marketed To?

- Single- family owners who no longer require a single-family residence but want to stay in the community.
- Residents who have a significant equity in their home who want to transition to a less-expensive market rate home without leaving the South Arcadia - Monrovia community area.

What Site improvements are proposed?

- A gated entry off Mayflower Ave *extensively landscaped* using large olive trees. (*See Mayflower Ave color rendering*).
- A gated entry on Live Oak Ave. extensively landscaped using large *tipu* trees.
- Eliminate pedestrian and vehicle access to 10th St., from Love Joy Ave., and to the commercial alley north of Live Oak Ave.
- A gated access off of Live Oak Ave. restricted to emergency vehicles.

How does the project benefit the neighborhood?

- Strengthens the community by providing quality move-up family housing.
- Reduces Mayflower Ave driveways from five to one.
- Provides a 15 ft. landscape yard along the side and rear property lines.

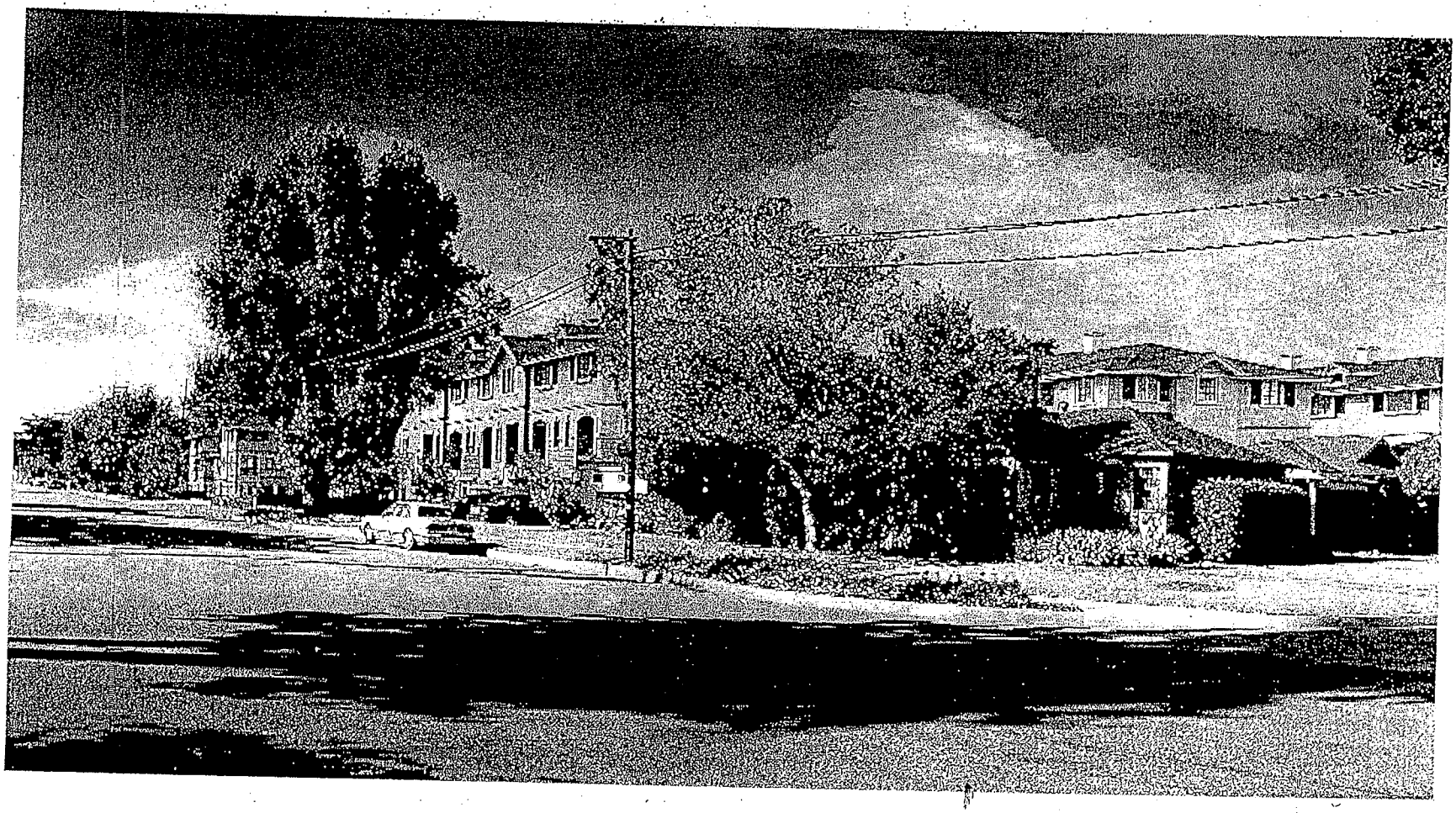
Where is the project in the County process?

- Prime applied for County zoning permits to construct the project. A public hearing will be held prior to Summer 2008 and all residents within 1,000 ft will receive a public notice of the time and place.

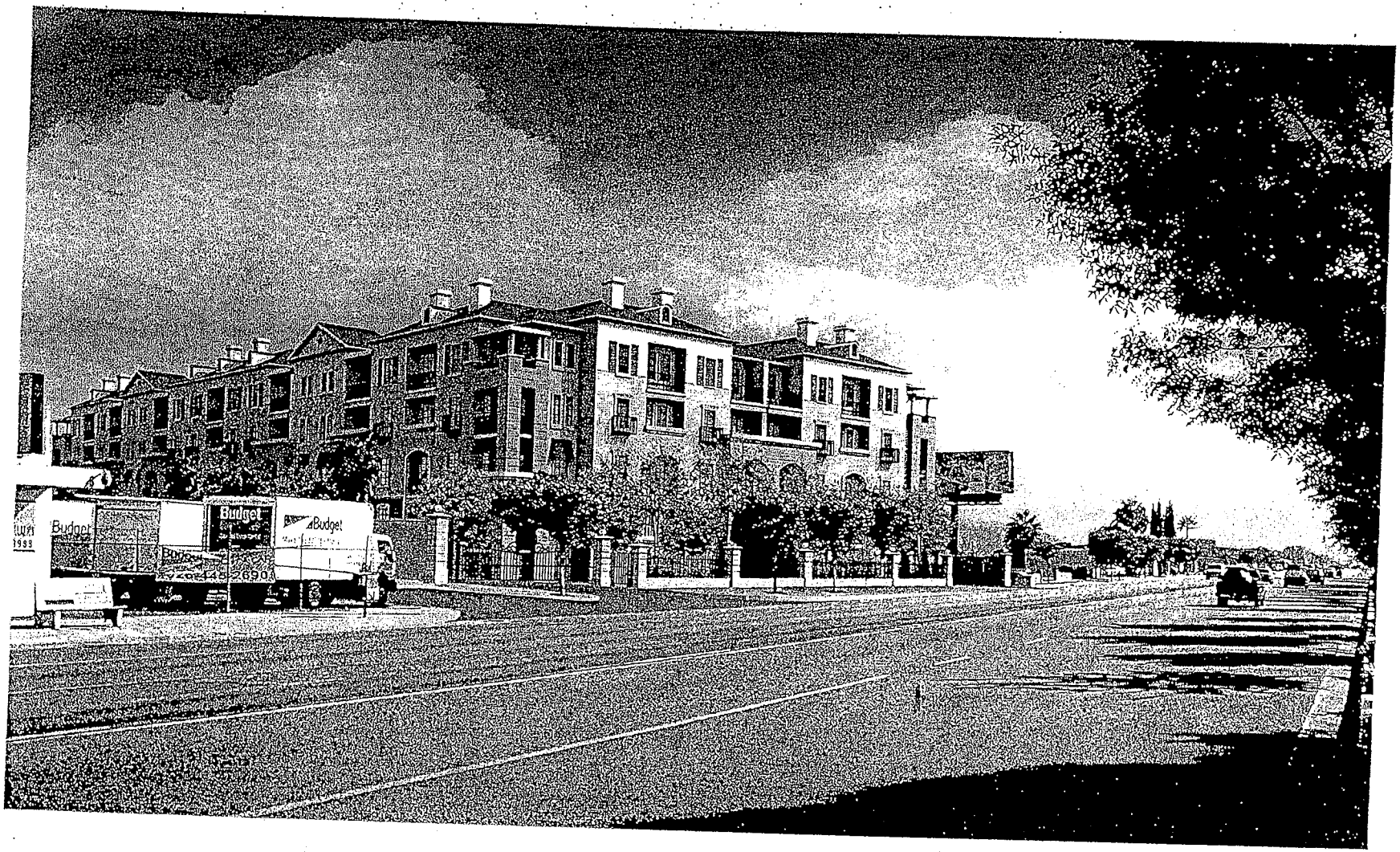
Who do I call for more information?

- David Moss, or Gerry Hernandez, the environmental/permitting consultants, (310) 395-3481.

Prime Enterprises provides quality infill development. Thank you for allowing us to work closely with you.



PRIME ENTERPRISES – 4241 LIVE OAK AVE MAYFLOWER AVE FRONTAGE



PRIME ENTERPRISES – 4241 LIVE OAK AVE FRONTAGE

Santa Anita Village
4241 Live Oak Avenue, Arcadia CA
May 7, 2008 Birchcroft – 10th St. MEETING
SIGN IN SHEET

No.	Name, Address and Telephone No.
1	Louis Fallico 2884 S 10th Ave 6-786-2332
2	Gloria Ramirez 2916 S. Tenth Ave
3	Ron Bagwell 2854 Mayflower Ave 626 447-8934
4	TOM McFadden 2854 Ashmont 626-446-5695
5	DeVito 2816 Ashmont AVE 626-447-5775
6	DAVID WESTENHAVER 2951 "
7	SUSAN WESTENHAVER 2851 ASHMONT
8	Caroline Bloomer 2812 Mayflower 6-294-9615
9	Robert Bloomer " " "
10	Hung Chou 2894 Larkfield
11	Karen & Jim MuscKamp 2917 Ashmont AVE
12	Robert Anderson 2936 S. Tenth
13	MIKE & SHARREL HERDERING 2914 ASHMONT AVE
14	ANDREW HERNANDEZ 2884 S ASHMONT AVE
15	Ken Marango 1832 Mayflower Ave

1/4

Santa Anita Village
4241 Live Oak Avenue, Arcadia CA
May 7, 2008 Birchcroft – 10th St. MEETING
SIGN IN SHEET

No.	Name, Address and Telephone No.
1	B+N. MAYERS 626-446-9783 2851 So MAYFLOWER AV. ARCADIA 91006
2	BILL ZAPPEN 1018 BIRCHCROFT 626 447 3994
3	Barbara McIntosh 2870 Avbmont. Arc " 447-5529
4	BILL STICKEL 2902 TENTH AVE. 446-9025
5	MARY JANE STICKEL 2902 TENTH AVE "
6	JOE ZAPPEN 1022 BIRCHCROFT 447-0088
7	GARY HAWTHORNE 1102 E BIRCHCROFT ST 376-1248
8	Gloria Ruiz 2912 Tenth Ave 574-1962
9	Jeannine Schmidt 1112 E. Birchcroft St 447-4828
10	Mike Schmidt 1112 E. Birchcroft St 447-4828
11	ERIC VILANDER 1146 E BIRCHCROFT ST (909) 908 0813
12	Frank and Diane Coscarelli 1008 E. Birchcroft St. Arc. 6/446-239
13	Lynn Worley 1142 E Birchcroft St Arcadia Ca 91006
14	CAROL Manwarren 1132 E Birchcroft St Arcadia 447-471
15	Patrice Reinhard 2868 Larkfield Ave. 6/4460582

2/4

Santa Anita Village
4241 Live Oak Avenue, Arcadia CA
May 7, 2008 Birchcroft – 10th St. MEETING
SIGN IN SHEET

No.	Name, Address and Telephone No.
1	Branch, M+M 2828 S. Mayflower Ave, Arcadia 91006 6/447 4821
2	Long Tang 2932 S. 10th Ave. Arcadia CA 91006 (626) 462-9881
3	Angel Lemus 2831 Ashmont Ave Arcadia 91006
4	Espinosa J. 2833 S. Mayflower Ave. Arcadia CA. 91006
5	Tina Damery 2858 Ashmont Ave. Arcadia, CA. 91006 (626) 833-0944
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	

3/4

Santa Anita Village
4241 Live Oak Avenue, Arcadia CA
May 7, 2008 Birchcroft – 10th St. MEETING
SIGN IN SHEET

No.	Name, Address and Telephone No.
1	Ken Johnson LU6FUE@ARRL.NET ARRL.NET 2884 ASHMONT AVE - 91006
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	

4/4

JOHN F & LOVAUN C STUHLMAN
2906 S 10TH AVE
ARCADIA CA 91006-5403

572. APN: 8511-029-014
WILLIAM L & MARY J STICKEL
2902 S 10TH AVE
ARCADIA CA 91006-5403

573. APN: 8511-029-015
LOUIS FALLICO
2884 S 10TH AVE
ARCADIA CA 91006-5457

574. APN: 8511-029-016
DA HUI HUANG
2880 S 10TH AVE
ARCADIA CA 91006-5457

575. APN: 8511-029-017
ALICE & LINDA BENIOFF
2874 S 10TH AVE
ARCADIA CA 91006-5457

576. APN: 8571-001-001
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LOS ANGELES CA 90021-1721

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541. APN: 8511-027-004
GODELFREDO & CAROLINA C PELINA
1136 E BIRCHCROFT ST
ARCADIA CA 91006-5521

542. APN: 8511-027-005
CAROL J MANWARREN
1132 E BIRCHCROFT ST
ARCADIA CA 91006-5521

543. APN: 8511-027-006
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555. APN: 8511-027-018
JASON & ANGELINE NGO
2864 S 10TH AVE
ARCADIA CA 91006-5451

556. APN: 8511-028-002,020
ROMAINE CHEN
2423 ONEIDA ST # 1
PASADENA CA 91107-5291

557. APN: 8511-028-004
DAAERSLIN GARDENS LLC
PO BOX 661061
ARCADIA CA 91066-1061

558. APN: 8511-028-013
VEGE USA INC
4257 E LIVE OAK AVE
ARCADIA CA 91006-5503

PROJECT
559. APN: 8511-028-017
PRIME ENTERPRISES LLC
900 S SAN GABRIEL BLVD STE 100
SAN GABRIEL CA 91776-2763

560. APN: 8511-028-018
DYNASTY COACHWORK
INTERNATIONA
1000 S FREMONT AVE STE 1212
ALHAMBRA CA 91803-8819

561. APN: 8511-028-019
SPENCER S & SUSAN S TSAI
4269 E LIVE OAK AVE
ARCADIA CA 91006-5503

562. APN: 8511-029-001
YOKO LASER INC
4203 E LIVE OAK AVE
ARCADIA CA 91006-5503

563. APN: 8511-029-002,003
ROBERT P & LOVELLE E HATCH
2129 S SANTA ANITA AVE
ARCADIA CA 91006-4612

564. APN: 8511-029-006
CHANG L CHANG
2944 S 10TH AVE
ARCADIA CA 91006-5403

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538. APN: 8511-027-001
BURTON MAYERS
2851 MAYFLOWER AVE
ARCADIA CA 91006-5537

539. APN: 8511-027-002
FORREST VILANDER
1146 E BIRCHCROFT ST
ARCADIA CA 91006-5521

540. APN: 8511-027-003
KENNETH V WORLEY
1142 E BIRCHCROFT ST
ARCADIA CA 91006-5521

RECEIVED
MAY 07 2008
By

Condos @ Santa Anita Village Town Homes/Condos
4241 Live Oak Av. Arcadia, Ca. 91006

Why was not Ashmont Area Notified about this project? Only 10th Ave & Birchcroft were.

Why is the entrance to this project only on Mayflower Ave (which is right in front of our house) and also where Ashmont Av. intersects with Mayflower? There will be approx. 992 or 668 (depending on which one of your sheets we look at) extra vehicles on Mayflower and Ashmont. These extra vehicles will be on these streets every morning and every night, in addition to the already several hundred that are already using these streets. Why is the main entrance to this project not on Live Oak Av, where it should be??? The traffic and noise is bad enough now, the noise and traffic is going to be unbearable! We live on the corner of Ashmont and Mayflower and our driveway is on Mayflower. We have lived here since 1972.

The speed limit is posted 25 mph, as this is a residential neighborhood. Traffic speeds as you know, are much greater. What is your proposed planned traffic control?

Point of information....Lovejoy Av and the alley way to 10th have always been sealed off with brick.

How much street parking is going to be lost from Mayflower between Live Oak Ave and Larkfield?

How much noise are we going to hear from the swimming pool? If your driveways stay where proposed there is nothing to block the noise. They said we would not hear the Race Track, but wrong....wrong ....wrong.

The existing 2 Fire Hydrants located at driveway B & E to remain??

Olive Trees are very very messy.
Tipu Trees which are Simi-evergreen. The flowers and leaves do drop. This tree grows to a 100'. high. What's to stop all the leaves and stuff from blowing into our yard??? We don't feel we should have to cleanup your mess.

Richard & Karlyne Smith
2952 Ashmont Av.
Arcadia, Ca. 91006
262-446-1380
richkar@charter.net

Report No. 10

Neighborhood Outreach

Item No.	Activity	Date	Correspondence/Summary Discussion
4	Ashmont Ave Neighborhood Meeting	5/9/08	• DMA Summary: At 5/7/08 meeting, Ashmont representative asked Prime to attend monthly Friday meeting held by Ashmont Ave. residents. No agenda, mailing or sign-in sheets created or taken.

5/9/08 MEETING AT 2854 ASHMONT AVE - TOM McFADDEN'S HOME

7:00 PM FRONT LAWN MEETING

NO ATTENDANCE TAKEN

APPROXIMATELY 10 PERSONS AT MEETING.

AT 5/7/08 MEETING, PRIME AGREED TO MR McFADDEN's REQUEST TO MEET AGAIN ON FRIDAY EVENING – 5/9/08 TO DISCUSS SANTA ANITA VILLAGE PROJECT

Report No. 10

Neighborhood Outreach

Item No.	Activity	Date	Correspondence/Summary Discussion
5	Neighborhood Meeting	10/6/08	• Letter to residents consisted of: o Meeting time and date. o Revised project description and Project Fact Sheet o Revised Colored rendering – townhouses. o Revised elevation of townhouses facing SFR. • Prime's mailing lists and 10/6/08 Sign-In Sheet enclosed.

MOSS & ASSOCIATES, Inc.

Permitting / Environmental Compliance / Development Consultation

613 Wilshire Blvd., Suite 105, Santa Monica, CA 90401, Tel 310.395.3481, Fax 310.395.8191

Via U.S. Mail

Santa Anita Village Town Homes and Condominiums

Community Meeting – Monday, October 6, 2008 - 7:00 PM

September 24, 2008

Dear Neighbor:

Community Meeting

Thank you for your patience – great progress has been made and we are finally ready to bring you up to date with the many project revisions.

Your comments and concerns resulted in numerous meetings with County staff and significant project redesign.

Thanks to you, the Developer worked closely with the architect – Withee Malcom Architects, the Civil Engineer – B & E, and the project manager – Moss & Associates, to collectively brainstorm several changes.

We are excited to host this meeting so you can see how the project has changed: Highlights include:

- One story building heights adjacent to the rear yards of homes along 10th St., Lovejoy St., and Birchcroft Ave.
- A revised Mayflower Ave. driveway median.

Meeting Time, Date, and Location

Date: 7:00 PM, Monday, October 6, 2008 at the Annunciation Catholic School.

Location: Annunciation Catholic School. Assembly Room - 1307 East Longden Ave. - Arcadia

Access: The driveway serving the Assembly Room is located on Peck Rd., approximately 200 ft north of Longden Ave.

Request for Comments

There will be full-sized plans for review and we look forward to seeing you.

If you have comments and/or cannot attend, please call David Moss or Gerry Hernandez prior to the October 6th meeting.

Thank you for enabling Prime to work closely with its neighbors to redevelop the mobile home park.

Sincerely,

Gerry Hernandez, Planner

David Moss, President

PROJECT FACT SHEET

4241 Live Oak Ave – Santa Anita Village Condominiums/Townhomes

This FACT SHEET addresses questions of interest for area residents

What were the Previous Community Comments?

- Reduce privacy impacts.
- Reduce the potential for new traffic to take shortcuts through the local neighborhood.
- Support local residents preference to have speed bumps on select local roads.
- Consider optional entry and exit plans, and internal driveway layouts.
- Maintain property values.
- Reduce the potential of future homeowners to modify the exterior of buildings backing onto the rear yard of homes fronting onto 10th St., Lovejoy St., and Birchcroft Ave.

REVISED PLANS – WHAT IS NOW PROPOSED

- 16 homes have been eliminated.
- Maximum 16 one story units (11 ft. 4-in. tall) setback 15 ft from the 28 rear yards of homes fronting onto 10th St., Lovejoy St., and Birchcroft Ave.
- Windows and doors setback 15 ft from the rear yard of homes fronting onto 10th St., Lovejoy Ave., and Birchcroft Ave. are a maximum of 8 ft. tall screened by an 8 – ft. masonry wall and landscaping.
- No changes to gated entries, pedestrian access, extensive landscaping – soft- and hard-scape areas, open space, pools, tot lots, community buildings, and building materials is proposed.
- 742 parking spaces – 26 more than the County requires; all spaces are either hidden from view or will be screened by the new homes and landscaping.
- The Mayflower Ave. driveway has been redesigned to direct exiting traffic south along Mayflower Ave. towards Live Oak Ave.
- The Developer will publicly support traffic calming improvements – speed bumps, on local serving streets, if approved by County DPW.

Where is the project in the County process?

- A public hearing may be held prior to the end of 2008 and all residents within 1,000 ft and those that have attended our meetings will receive a notice from the County of the time and place.

Who do I call for more information?

- David Moss, or Gerry Hernandez, the environmental/permitting consultants, (310) 395-3481.

Prime Enterprises provides quality infill development. Thank you for enabling Prime's team to work closely with you.

10-6-04 Mail j List

511. APN: 8511-025-006
XIANGDONG ZHOU
2812 LOGANRITA AVE
ARCADIA CA 91006-5528

512. APN: 8511-025-007
RALPH F & MARY E GREEN
16724 GLENHOPE DR
LA PUENTE CA 91744-4212

513. APN: 8511-025-008
PETER J & PHYLLIS A ROCK
2802 LOGANRITA AVE
ARCADIA CA 91006-5528

514. APN: 8511-025-009
MONICA Y TIEN
2803 HALSEY AVE
ARCADIA CA 91006-5525

515. APN: 8511-025-010
JAVIER R LOPEZ
2809 HALSEY AVE
ARCADIA CA 91006-5525

516. APN: 8511-025-011
TIMOTHY TAYLOR
2813 HALSEY AVE
ARCADIA CA 91006-5525

517. APN: 8511-025-012
DAVID P & PEGGY A LARSEN
2819 HALSEY AVE
ARCADIA CA 91006-5525

518. APN: 8511-025-013
DUSTIN DOSTALEK
2823 HALSEY AVE
ARCADIA CA 91006-5525

519. APN: 8511-025-014
WENDY W CHEUNG
2829 HALSEY AVE
ARCADIA CA 91006-5525

520. APN: 8511-025-015
TOMMY & JO LEUNG
2833 HALSEY AVE
ARCADIA CA 91006-5525

521. APN: 8511-025-016
DAVE & SANDRA FRENCH
2839 HALSEY AVE
ARCADIA CA 91006-5525

522. APN: 8511-026-001
PAUL V VASQUEZ
2838 S 10TH AVE
ARCADIA CA 91006-5401

523. APN: 8511-026-002
MARY E MARKLEY
2832 S 10TH AVE
ARCADIA CA 91006-5401

524. APN: 8511-026-003
SIDNEY CHIU
2828 S 10TH AVE
ARCADIA CA 91006-5401

525. APN: 8511-026-004
GEORGE T & RICHARD UHL
2822 S 10TH AVE
ARCADIA CA 91006-5401

526. APN: 8511-026-005
MARGARET TENGAN
2818 S 10TH AVE
ARCADIA CA 91006-5401

527. APN: 8511-026-006
ELOISA P SAME
2812 S 10TH AVE
ARCADIA CA 91006-5401

528. APN: 8511-026-007
ANNA M YUEN
1844 TYLER DR
MONTEREY PARK CA 91755-4133

529. APN: 8511-026-008
CESAR & NOEMI AGUIRRE
1008 E LONGDEN AVE
ARCADIA CA 91006-5530

530. APN: 8511-026-009
PIROON OUNCHAREONPORNPAT
2803 LONGANRITA AVE
ARCADIA CA 91006-

531. APN: 8511-026-010
JOHN P & SUE E SZABO
2809 LOGANRITA AVE
ARCADIA CA 91006-5529

532. APN: 8511-026-011
NORMAN J & PAULINE M CAHILL
2813 LOGANRITA AVE
ARCADIA CA 91006-5529

533. APN: 8511-026-012
JAMES C ACHEDAFTY
2819 LOGANRITA AVE
ARCADIA CA 91006-5529

534. APN: 8511-026-013
MIMI WIN
2823 LOGANRITA AVE
ARCADIA CA 91006-5529

535. APN: 8511-026-014
CURAVO LIVING TRUST
2829 LOGANRITA AVE
ARCADIA CA 91006-5529

536. APN: 8511-026-015
MARION THAIN
2833 LOGANRITA AVE
ARCADIA CA 91006-5529

537. APN: 8511-026-016
OSCAR G & RANDI T MARTINEZ
2839 LOGANRITA AVE
ARCADIA CA 91006-5529

538. APN: 8511-027-001
BURTON MAYERS
2851 MAYFLOWER AVE
ARCADIA CA 91006-5537

539. APN: 8511-027-002
FORREST VILANDER
1146 E BIRCHCROFT ST
ARCADIA CA 91006-5521

540. APN: 8511-027-003
KENNETH V WORLEY
1142 E BIRCHCROFT ST
ARCADIA CA 91006-5521

541. APN: 8511-027-004
GODELFREDO & CAROLINA C PELINA
1136 E BIRCHCROFT ST
ARCADIA CA 91006-5521

542. APN: 8511-027-005
CAROL J MANWARREN
1132 E BIRCHCROFT ST
ARCADIA CA 91006-5521

543. APN: 8511-027-006
ACACIA CAPUTO
1126 E BIRCHCROFT ST
ARCADIA CA 91006-5521

544. APN: 8511-027-007
SADEEQ
PO BOX 482
ETIWANDA CA 91739-0482

545. APN: 8511-027-008
ALFRED J & GRACE RIVERA
321 E FLORAL AVE
ARCADIA CA 91006-2504

546. APN: 8511-027-009
MIKE SCHMIDT
1112 E BIRCHCROFT ST
ARCADIA CA 91006-5521

547. APN: 8511-027-010
LIZETH D SANCHEZ
1106 E BIRCHCROFT ST
ARCADIA CA 91006-5521

548. APN: 8511-027-011
GARY F & MONIQUE J HAWTHORNE
1102 E BIRCHCROFT ST
ARCADIA CA 91006-5521

549. APN: 8511-027-012
MIRIAM AUSTIN
1028 E BIRCHCROFT ST
ARCADIA CA 91006-5520

550. APN: 8511-027-013
MICHELLE L MCCLELLAN
2200 VIA MONTECITO
CAMARILLO CA 93012-8814

551. APN: 8511-027-014
WILLIAM ZAPPEN
1018 E BIRCHCROFT ST
ARCADIA CA 91006-5520

552. APN: 8511-027-015
RODNEY E JOHNSON
1012 E BIRCHCROFT ST
ARCADIA CA 91006-5520

553. APN: 8511-027-016
FRANK & DIANE COSCARELLI
1008 E BIRCHCROFT ST
ARCADIA CA 91006-5520

554. APN: 8511-027-017
RAMIRO & YOLANDA VIDALES
1002 E BIRCHCROFT ST
ARCADIA CA 91006-5520

555. APN: 8511-027-018
JASON & ANGELINE NGO
2864 S 10TH AVE
ARCADIA CA 91006-5451

556. APN: 8511-028-002,020
ROMAINE CHEN
2423 ONEIDA ST # 1
PASADENA CA 91107-5291

557. APN: 8511-028-004
DAAERSLIN GARDENS LLC
PO BOX 661061
ARCADIA CA 91066-1061

558. APN: 8511-028-013
VEGE USA INC
4257 E LIVE OAK AVE
ARCADIA CA 91006-5503

559. APN: 8511-028-017
PRIME ENTERPRISES LLC
900 S SAN GABRIEL BLVD STE 100
SAN GABRIEL CA 91776-2763

560. APN: 8511-028-018
DYNASTY COACHWORK
INTERNATIONA
1000 S FREMONT AVE STE 1212
ALHAMBRA CA 91803-8819

561. APN: 8511-028-019
SPENCER S & SUSAN S TSAI
4269 E LIVE OAK AVE
ARCADIA CA 91006-5503

562. APN: 8511-029-001
YOKO LASER INC
4203 E LIVE OAK AVE
ARCADIA CA 91006-5503

563. APN: 8511-029-002,003
ROBERT P & LOVELLE E HATCH
2129 S SANTA ANITA AVE
ARCADIA CA 91006-4612

564. APN: 8511-029-006
CHANG L CHANG
2944 S 10TH AVE
ARCADIA CA 91006-5403

565. APN: 8511-029-007
LINDA C ANDERSON
828 N MONTEREY ST
ALHAMBRA CA 91801-1571

566. APN: 8511-029-008
CHI TANG LONG
2932 S 10TH AVE
ARCADIA CA 91006-5403

567. APN: 8511-029-009
MARGARET F HOPPER
2926 S 10TH AVE
ARCADIA CA 91006-5403

568. APN: 8511-029-010
RICHMOND TANADA
2922 S 10TH AVE
ARCADIA CA 91006-5403

569. APN: 8511-029-011
GLORIA R RAMIREZ
2916 S 10TH AVE
ARCADIA CA 91006-5403

570. APN: 8511-029-012
MARIO & G MOSQUEDA RUIZ
2912 S 10TH AVE
ARCADIA CA 91006-5403

571 APN: 8511-029-013
JOHN F & LOVAUN C STUHLMAN
2906 S 10TH AVE
ARCADIA CA 91006-5403

572. APN: 8511-029-014
WILLIAM L & MARY J STICKEL
2902 S 10TH AVE
ARCADIA CA 91006-5403

573. APN: 8511-029-015
LOUIS FALLICO
2884 S 10TH AVE
ARCADIA CA 91006-5457

574. APN: 8511-029-016
DA HUI HUANG
2880 S 10TH AVE
ARCADIA CA 91006-5457

575. APN: 8511-029-017
ALICE & LINDA BENIOFF
2874 S 10TH AVE
ARCADIA CA 91006-5457

576. APN: 8571-001-001
OLYMPIC 2000 INVESTMENTS
720 S SANTA FE AVE STE 100
LOS ANGELES CA 90021-1723

577. APN: 8571-001-002
DITTEBRAND FAMILY 2006 TRUST
4351 LYND AVE
ARCADIA CA 91006-5839

578. APN: 8571-001-003
MICHAEL E & SUZANNE MOUNTJOY
4345 LYND AVE
ARCADIA CA 91006-5839

579. APN: 8571-001-004
DAVID C & KRISTINE A HORTON
4339 LYND AVE
ARCADIA CA 91006-5839

580. APN: 8571-001-005
KENDALL FANG
3022 HALSEY AVE
ARCADIA CA 91006-5817

581. APN: 8571-001-006
ROSE M FIERRO
3012 HALSEY AVE
ARCADIA CA 91006-5817

582. APN: 8571-001-007
NANCY A BURCH
3008 HALSEY AVE
ARCADIA CA 91006-5817

583. APN: 8571-001-008
SOL & MARY L CERICOS
3002 HALSEY AVE
ARCADIA CA 91006-5817

584. APN: 8571-001-009
MANUEL & MARIA DUARTE
3021 MAYFLOWER AVE
ARCADIA CA 91006-5843

585. APN: 8571-001-010
CARLOS & C MONTES
3017 MAYFLOWER AVE
ARCADIA CA 91006-5843

586. APN: 8571-001-011
MARCIA M & ALEJANDRO A
BETHENCOURT
4302 E LIVE OAK AVE
ARCADIA CA 91006-5505

587. APN: 8571-001-012
DICK GRIEGBRIAN
1021 MEADOW PASS RD
WALNUT CA 91789-1951

588. APN: 8571-001-013
BRITE INVESTMENTS
4308 E LIVE OAK AVE
ARCADIA CA 91006-5505

589. APN: 8571-002-001
JOSEPH EGINTON
4329 LYND AVE
ARCADIA CA 91006-5838

590. APN: 8571-002-002,003
JULIE ANGELL
4468 MUSTANG RD
CHINO CA 91710-1623

591. APN: 8571-002-004
THOMAS BRASTOFF
4313 LYND AVE
ARCADIA CA 91006-5838

592. APN: 8571-002-005
OSBALDO PLASCENCIA
4309 LYND AVE
ARCADIA CA 91006-5838

593. APN: 8571-002-006
HUYNH LUONG
4303 LYND AVE
ARCADIA CA 91006-5838

594. APN: 8571-002-007
ALFRED & THERESA GUERRERO
3044 EISENHOWER AVE
ARCADIA CA 91006-5811

595. APN: 8571-002-008
WANDA J HORTON
320 E FOOTHILL BLVD
ARCADIA CA 91006-2542

596. APN: 8571-002-009
MCDANIEL PATSY J TRUST
3028 EISENHOWER AVE
ARCADIA CA 91006-5811

597. APN: 8571-002-010
PAUL W & ANNIE CHAU
831 E LONGDEN AVE
ARCADIA CA 91006-5446

598. APN: 8571 002-011
JONNIE M HALL
3018 EISENHOWER AVE
ARCADIA CA 91006-5811

599. APN: 8571-002-012
ADELINA E & GERARDO R GUTIERREZ
3012 EISENHOWER AVE
ARCADIA CA 91006-5811

600. APN: 8571-002-013
FRANK SALINGER
3008 EISENHOWER AVE
ARCADIA CA 91006-5811

Richard & Karlyne Smith
2952 Ashmont Ave.
Arcadia, CA 91006

Tom McFadden
2854 Ashmont Ave.
Arcadia CA 91006

Bill Zappen
1018 Birchcroft St.
Arcadia CA 91006

Louis Fallico
2884 S. 10th Ave.
Arcadia CA 91006

David Westenhauer
2851 Ashmont Ave.
Arcadia CA 91006

Hung Chou
2894 Larkford Ave.
Arcadia CA 91006

Andrew Hernandez
2889 S. Ashmont Ave.
Arcadia CA 91006

Bill Stickel
2902 10th Ave.
Arcadia CA 91006

Gloria Ruiz
2912 10th Ave.
Arcadia CA 91006

Frank & Diane Coscarelli
1008 E. Birchcroft St.
Arcadia CA 91006

M. & M. Branch
2828 S. Mayflower Ave.
Arcadia CA 91006

Tina Darnery
2858 Ashmont Ave.
Arcadia CA 91006

Vicki Barstow

Gary Hawthorne C 21
38 W. Sierra Madre Blvd.
Sierra Madre CA 91024

Craig DeVitto
2816 Ashmont Ave.
Arcadia CA 91006

Steve Zuckerman
900 S. San Gabriel Blvd. #200
San Gabriel, CA

Gloria Rameriz
2916 S. 10th Ave.
Arcadia CA 91006

Susan Westenhauer
2851 Ashmont Ave.
Arcadia CA 91006

Karen & Jim Musekamp
2917 Ashmont Ave.
Arcadia CA 91006

Pam Marago
2832 Mayflower Ave.
Arcadia CA 91006

Mary Jane Stickel
2902 10th Ave.
Arcadia CA 91006

Jeannme Schmidt
1112 E. Birchcroft St.
Arcadia CA 91006

Lynn Worley
1142 E. Birchcroftt St.
Arcadia CA 91006

Long Tang
2932 S. 10th Ave.
Arcadia CA 91006

Ken Johnson
2884 Ashmont Ave.
Arcadia CA 91006

Lyn
1142 Birchcroft St.
Arcadia CA 91006

Huny Choe

Bill Sterkon

Ron Bagwell
2854 Mayflower Ave.
Arcadia CA 91006

Caroline Bloomer
2812 Mayflower Ave.
Arcadia CA 91006

Robert Anderson
2936 S. 10th Ave.
Arcadia CA 91006

B. & N. Mayers
2851 S. Mayflower Ave.
Arcadia CA 91006

Joe Zappen
1022 Birchcroft St.
Arcadia CA 91006

Mike Schmidt
1112 E. Birchcroft St.
Arcadia CA 91006

Carol Manwarren
1132 E. Birchcroft St.
Arcadia CA 91006

Angel Lemus
2831 Ashmont Ave.
Arcadia CA 91006

David Hall, President
MAD Town Council

Carol
1948 Birchcroft St.
Arcadia CA 91006

Denis Michman

Gloria Rameriz
2912 10th Ave
Arcadia CA 91006

DeVito
2816 Ashmont Ave.
Arcadia CA 91006

Robert Bloomer
2812 Mayflower Ave.
Arcadia CA 91006

Mike & Sharrel Herdering
2914 Ashmont Ave.
Arcadia CA 91006

Barbara McIntosh
2870 Ashmont Ave.
Arcadia CA 91006

Gary Hawthrone
1102 E. Birchcroft St.
Arcadia CA 91006

Eric Vilander
1146 E. Birchcroft St.
Arcadia CA 91006

Patrice Reinhard
2868 Larkfield Ave.
Arcadia CA 91006

J. Espinosa
2833 S. Mayflower Ave.
Arcadia CA 91006

Tony Ogaze

Community List 9/25/08 List Attendees

Santa Anita Village
4241 Live Oak Avenue, Arcadia CA
October 6, 2008 Birchcroft – 10th St. MEETING
SIGN IN SHEET

No.	Name, Address and Telephone No.
1	Barbara McIntosh
2	Mark Stuhlman S Tenth Ave. 626 215 6745
3	CAROL MANWARREN 1132 E Birchcroft 447-4713
4	MARGARET CUDE 2832 HALSEY AVE. 445-6244
5	ERIC VILANDER 1146 E BIRCHCROFT (626) 446-4310
6	TOM McFadden 2854 Ashmont 626-446-5695
7	
8	
9	
10	
11	
12	
13	
14	
15	

Santa Anita Village
4241 Live Oak Avenue, Arcadia CA
October 6, 2008 Birchcroft – 10th St. MEETING
SIGN IN SHEET

No.	Name, Address and Telephone No.
1	SUSAN WESTENHAVER 2851 ASHMONT 626 357 1198
2	BILL ZAPPEN 1018 BIRCHCROFT 447-3994
3	ROBERT HATCH 2129 So SANTA ANITA 4458814
4	Frank Coscarelli 1008 E Birchcroft st 446 2394
5	
6	
7	
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12	
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14	
15	

2/4

Santa Anita Village
4241 Live Oak Avenue, Arcadia CA
October 6, 2008 Birchcroft – 10th St. MEETING
SIGN IN SHEET

No.	Name, Address and Telephone No.
1	ANDREW & CECILIA HERNANDEZ 2889 S. ASHMONT 91006 445-2897
2	BILL & JANIE STICKEL 2902 10TH AVE 91006 446-9025
3	Gloria Ramirez 2916 S. Tenth Ave 91006 447-1322
4	DAVID WESTENHAVER 2951 Ashmont AVE 91006
5	
6	
7	
8	
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12	
13	
14	
15	

Santa Anita Village
4241 Live Oak Avenue, Arcadia CA
October 6, 2008 Birchcroft – 10th St. MEETING
SIGN IN SHEET

No.	Name, Address and Telephone No.
1	Louis Fallico 2884 S 10th Ave Arcadia 91006
2	Gloria Mosqueda-Ruiz 2912 10th Ave Arcadia, 91006
3	Bob & Caroline Bloomer 2812 Mayflower Ave. Arcadia, CA 91006
4	Tina & Will Damcey 2858 ASHMONT AVE. ARCADIA CA 91006
5	
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Report No. 10
Neighborhood Outreach

Item No.	Activity	Date	Correspondence/Summary Discussion
6	Transmit Letter to Residents	10/9/08	• Follow up letter to residents clarifying project description. o Site plan, elevations, and rendering presented at 10/6/08 neighborhood meeting. o Summary of changes made to project.

MOSS & ASSOCIATES, Inc.

Permitting / Environmental Compliance / Development Consultation

613 Wilshire Blvd., Suite 105, Santa Monica, CA 90401, Tel 310.395.3481, Fax 310.395.8191

Via U.S. Mail

October 9, 2008

Re: 10/6/08 Santa Anita Village - Adjacent neighbor Meeting and Fact Sheet Clarification

Dear Neighbor:

Fact Sheet Clarification

One purpose of this additional mailing is to clear up the confusion we may have created unintentionally in the "Fact Sheet" mailed two weeks ago regarding the height and number of stories of the units along the north and west perimeter of Santa Anita Village. Enclosed are drawings and elevations shown at the 10/6/08 meeting, summarized as follows:

- Site plan showing the increased distances of buildings from the north and west property lines.
- Two set of elevations showing (i) *one, two and three- story heights*, (ii) extreme reduction of windows along the north and west perimeter of buildings, and (iii) substantial setback to 1st, 2nd and 3rd levels.
- Proposed landscaping between existing houses and Santa Anita Village.
- Two renderings showing the setback and diverse massing of the rear elevations facing existing houses. The intention was to break up the massing and give the appearance of less density.

There are indeed one- story elements adjacent to the single family houses fronting along Birchcroft Ave. and 10th Ave., but *there are also two and three- story rooflines* set back 21 ft. and 37 ft. respectively, from the property line. All have significant changes to reduce windows and maintain single family privacy.

At the meeting we apologized for any confusion we created and we promised the attendees that we would send this additional mailing fully describing the design changes made to create privacy and enhance the quality of life for single family neighbors along the north and west boundaries.

Meeting Summary and Continuation of Design Changes

The second reason for this mailing is to let you know that many attended last night's meeting and the developer appreciated the feedback – as a team – we are pleased to hear that many neighbors appreciated the project redesign which includes improved driveway design along Mayflower Ave., reduced density, reduced building massing and enhanced privacy at the rear of homes fronting Birchcroft Ave. and 10th Ave.

We have again rolled up our sleeves to make additional design changes to one building at the northwest corner and will be working closely with the most affected neighbors adjacent to that building to reasonably provide the same quality of life and privacy that we believe has been created by the redesign for other perimeter buildings.

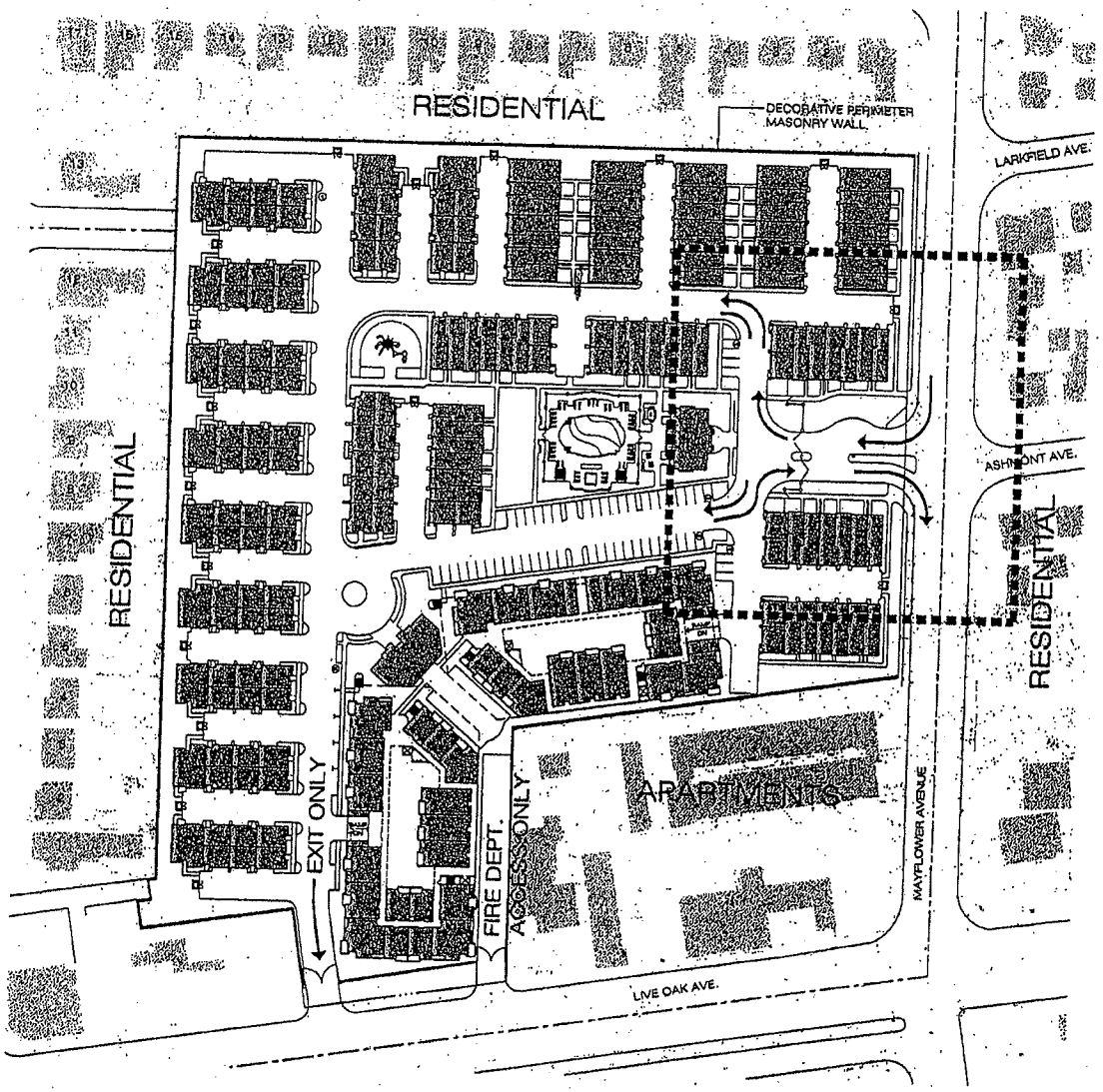
Request for Comments

Please review the enclosed materials. If you did not attend the meeting and you have comments, we encourage you to call David Moss or Gerry Hernandez at (310) 395-3481. Thank you for enabling the development team to work closely with the neighborhood on this infill residential project.

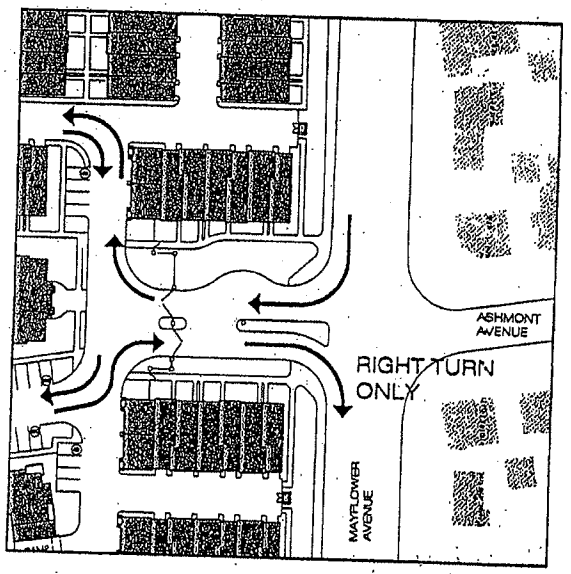
Sincerely,

Gerald Hernandez
Project Planner

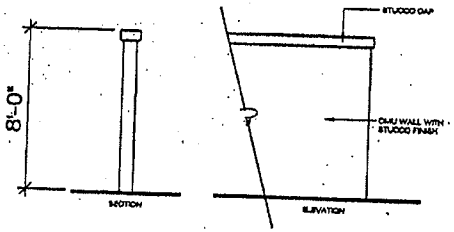
David E. Moss
Principal



SITE PLAN



ENLARGED MAIN ENTRANCE



DECORATIVE PERIMETER MASONRY WALL

EXHIBIT 1
MAIN ENTRANCE

SANTA ANITA VILLAGE
Arcadia, California

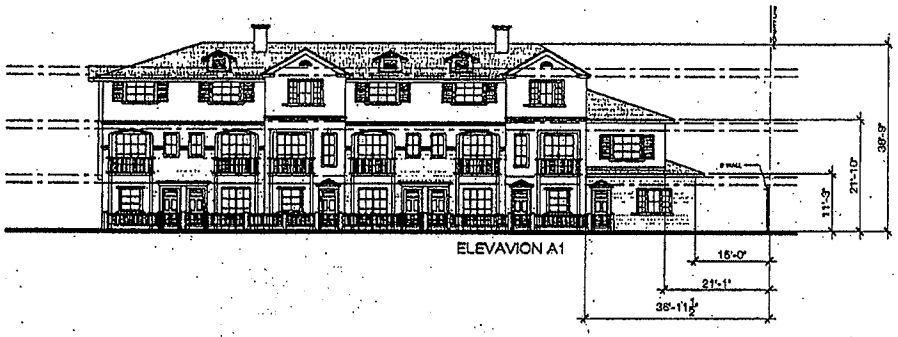
CLIENT
PRIME ENTERPRISES LLC
800 S. San Gabriel Blvd. Suite 100
San Gabriel, CA 91775
tel. (626) 284-6600

Withee Malcolm Architects, LLP
2381 W. 190th Street
Torrance, Ca 90504
Tel. (310) 217-6866
Fax (310) 217-0426

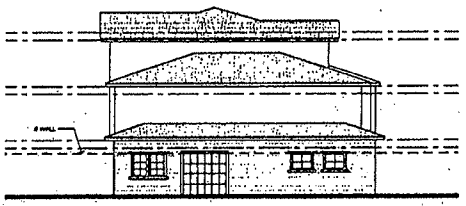
ENTITLEMENT CONSULTANT
MOSS & ASSOCIATES, INC.
613 Wilshire Blvd., Suite 108
Santa Monica, CA 90401
tel. (310) 395-8481

JOB NO. A6008.200
SCALE:
DATE: 10.02.2006

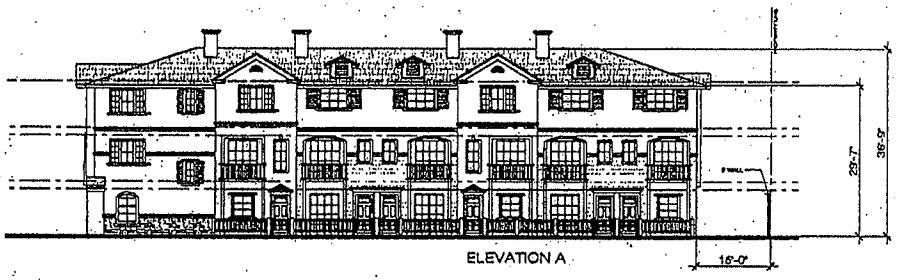
SHEET 01



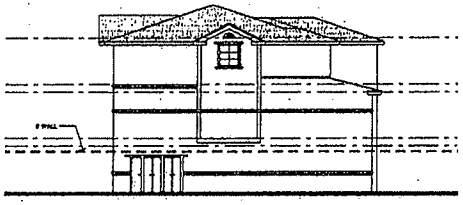
ELEVAVION A1



ELEVAVION A1



ELEVATION A



ELEVATION A

EXHIBIT 2
ELEVATIONS - BUILDINGS A1-A

SANTA ANITA VILLAGE
Arcadia, California

CLIENT
PRIME ENTERPRISES LLC
900 S. San Gabriel Blvd, Suite 100
San Gabriel, CA 91776
tel. (626) 280-5000

Withee Malcolm Architects, LLP
2261 W. 190th Street
Torrance, Ca 90504
Tel. (310) 217-8055
Fax (310) 217-0425

ENTITLEMENT CONSULTANT
MOSS & ASSOCIATES, INC.
513 Wilshire Blvd., Suite 105
Santa Monica, CA 90401
tel. (310) 395-3481

JOB NO. A0008.200
SCALE: 1/8" = 1'-0"
DATE: 10.02.2008

SHEET 02

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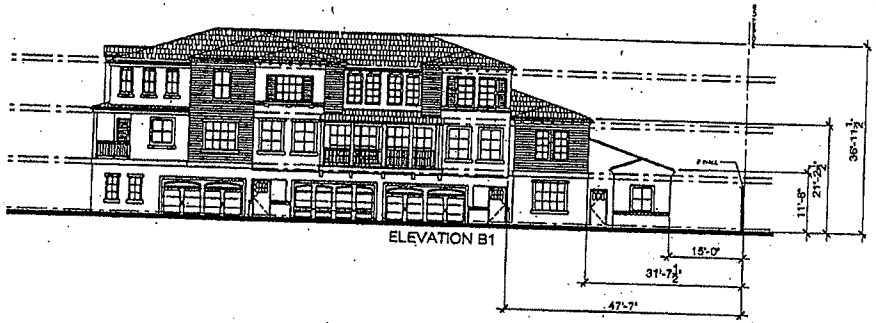
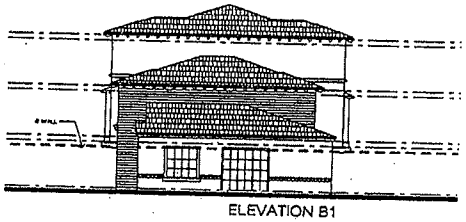
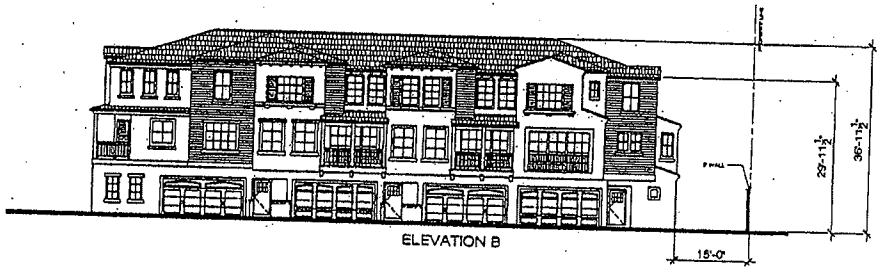
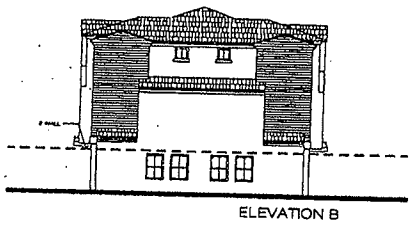








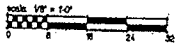


EXHIBIT 3
ELEVATIONS - BUILDINGS B1-B

SANTA ANITA VILLAGE
Arcadia, California

CLIENT
PRIME ENTERPRISES LLC
900 S. San Gabriel Blvd, Suite 100
San Gabriel, CA. 91776
tel. (626) 286-0580

Withee Malcolm Architects, LLP
2251 W. 190th Street
Torrance, Ca. 90504
Tel. (310) 217-2000
Fax (310) 217-2026

ENTITLEMENT CONSULTANT
MOSS & ASSOCIATES, INC.
813 Wilshire Blvd., Suite 100
Santa Monica, CA. 90401
tel. (310) 980-3481

JOB NO. A0008.200
SCALE: 1/8"=1'-0"
DATE: 10.01.2008

SHEET 03

Report No. 10
Neighborhood Outreach

Item No.	Activity	Date	Correspondence/Summary Discussion
7	MAD Meeting	10/21/08	• Posted notice at 4241 Live Oak of MAD meeting to discuss Santa Anita Village. • Prime's 10/21/08 Sign-In Sheet enclosed.

MONROVIA – ARCADIA – DUARTE TOWNE COUNCIL (MAD) MEETING

Tuesday, October 21, 2008 - 7:00 PM

Santa Anita Village Town Homes and Condominiums

Dear Neighbor:

MAD Meeting

At the request of the MAD Towne Council, Prime Enterprises ("Prime") – the owner and manager of the Santa Anita Mobile Home Park will present development plans for 4241 Live Oak Ave. at the MAD Towne Council meeting of 10/21/08.

Prime has met several times with local neighbors and has made significant design changes.

The Prime design and permit team is excited to present at MAD so you can hear and see how the mobile home park will be redeveloped to benefit the South Monrovia/Arcadia community. Highlights of changes to date include:

- The closest portion of the buildings adjacent to homes along 10th Ave., Lovejoy St., and Birchcroft Ave is one-story (11 ft. 4-in. tall) set back 15 ft from existing yards. The second and third story are set back 21 and 37 ft and have solid walls with no windows looking down on the existing homes.
- Mayflower Ave. driveway exiting uses a median to force south bound right turns only.

MAD Meeting Time, Date, and Location

Date: 7:00 PM, Tuesday, October 21, 2008 at the Annunciation Catholic School.

Location: Annunciation Catholic School. Assembly Room - 1307 East Longden Ave. - Arcadia

Access: The driveway serving the Assembly Room is located on Peck Rd., approximately 200 ft north of Longden Ave.

Request for Comments

There will be full-sized plans for review at MAD, and we look forward to seeing you.

If you have comments and/or cannot attend, please call David Moss or Gerry Hernandez prior to the October 21st meeting.

Thank you for enabling Prime to work closely with its neighbors to redevelop the mobile home park.

Sincerely,

Gerry Hernandez, Planner

David Moss, President

PROJECT FACT SHEET

Santa Anita Village Condominiums/Townhomes

This FACT SHEET addresses questions of interest for area residents

Who is Prime Enterprises, Inc. and What is the Site History?

- Prime is a real estate developer headquartered in San Gabriel CA. Prime has owned and operated the 12-acre Mobile Home Park adjacent to Live Oak Ave. *for 20 years*. Prime has undertaken extensive architectural analyses in preparation for closing the Park and building residential condominiums and townhomes.

Who will the Homes Be Marketed To?

- Residents who no longer require a single-family house but want to stay in the community.
- Residents who have equity in their homes who want to transition to less-expensive market rate multi-family units without leaving the South Arcadia - Monrovia community area.
- The project is not proposed as affordable, rental or senior oriented – it is a "for-sale" project.

What Design Changes Were Made For The Neighbors Along Birchcroft Ave., 10th Ave. and Ashmont Ave?

- Maintain privacy.
- Minimize additional traffic through the local neighborhood.
- Support local residents' goal to have speed bumps on select local roads.
- Improve circulation and access and comply with County requirements.
- Propose a quality for-sale project that doesn't impact property values.
- Control future homeowners so they can't modify building exteriors backing onto the rear yards of homes along 10th St., Lovejoy St., and Birchcroft Ave.

The Project:

- 318 Attractively- designed residences with ample open space.
  - 170 three story town homes – maximum 37 ft. tall, grouped in seven –, eight- and ten-unit buildings. The closest portion of the buildings adjacent to homes along 10th Ave., Lovejoy St., and Birchcroft Ave is one-story (11 ft. 4-in. tall) set back 15 ft from existing yards. The second and third story are set back 21 and 37 ft and have solid walls with no windows looking down on the existing homes.
  - 148 four-story units in two buildings – maximum 66 ft. tall, along the commercial Live Oak Ave. corridor. These buildings are the most distant from the existing single family homes.
  - A one-story, 2,850 sq. ft. *Club House* set back 200 ft. from homes on Birchcroft Ave. and 10th Ave.
  - A one-story, 2,900 sq. ft. *Community Building* facing Live Oak Ave.
  - *776 parking spaces* – 25 more than the County requires; all spaces are either hidden from view or will be screened by the new homes and landscaping.
  - A pool, *Village Green Park*, and *Tot Lot* – to promote a village feel and community spirit.
  - A maximum 8 ft. masonry wall and landscaping along the project's perimeter.

Where is the project in the County process?

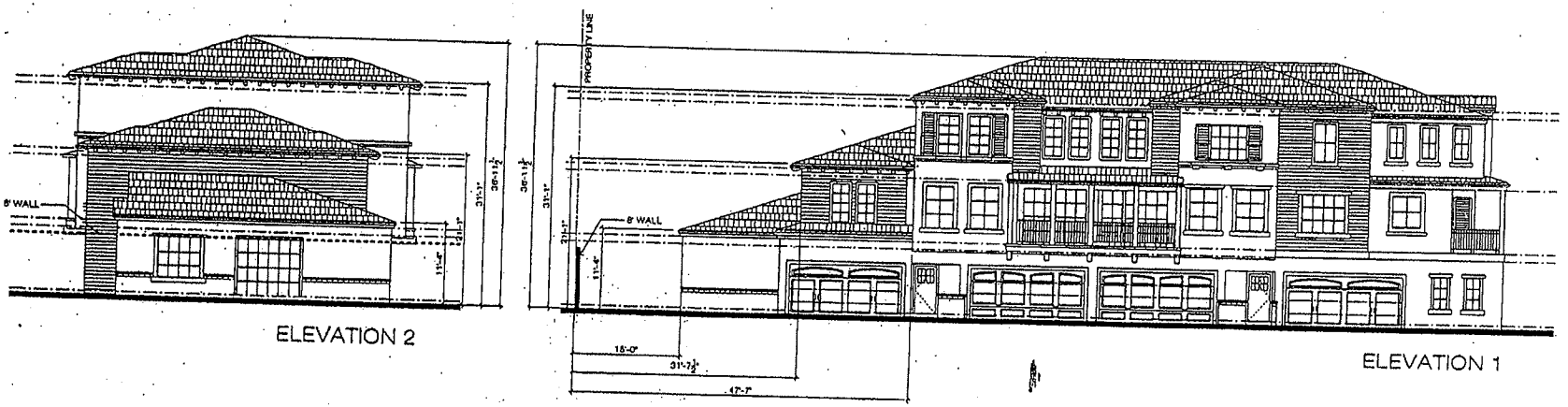
- Prime applied for County zoning permits to construct the project. A public hearing may be held prior to the end of 2008; all residents within 1,000 ft will receive a public notice from the County of the time and place.

Who do I call for more information?

- David Moss, or Gerry Hernandez, the environmental/permitting consultants, (310) 395-3481.

Prime Enterprises provides quality infill development. Thank you for enabling Prime's team to work closely with you.

ELEVATION 3



ELEVATION 2

ELEVATION 1

Alternate Elevations

BUILDING B
SANTA ANITA VILLAGE
Arcadia, California

CLIENT
PRIME ENTERPRISES LLC
900 S. San Gabriel Blvd., Suite 100
San Gabriel, CA. 91776
tel. (626) 289-5550

Wilhes Malcolm Architects, LLP
2251 W. 190th Street
Torrance, Ca. 90504
Tel. (310) 217-9583
Fax (310) 217-0428

ENTITLEMENT CONSULTANT
MOSS & ASSOCIATES, INC.
813 Wilshire Blvd., Suite 100
Santa Monica, Ca. 90401
tel. (310) 395-3451

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JOB NO. A0008.000
SCALE: 3/16" = 1'-0"
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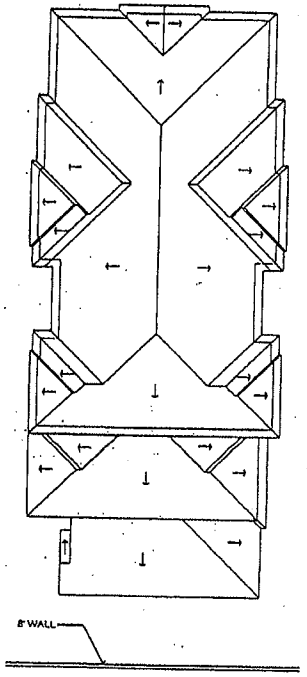
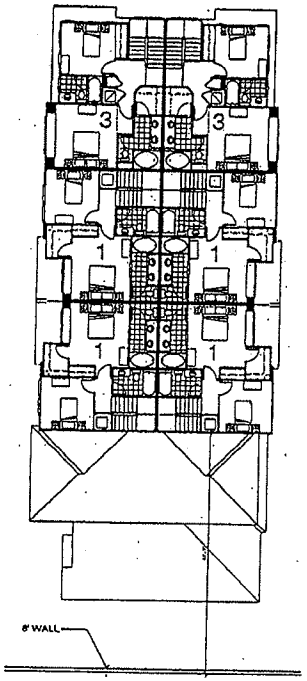
SHEET



ROOF PLAN



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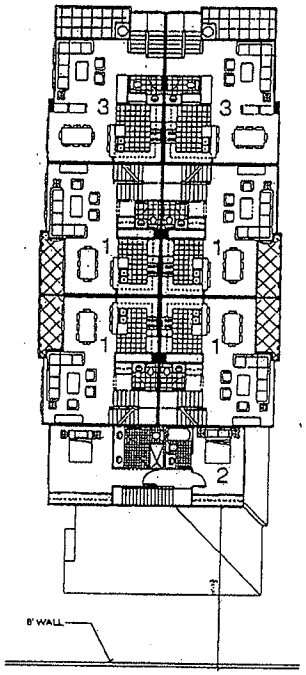

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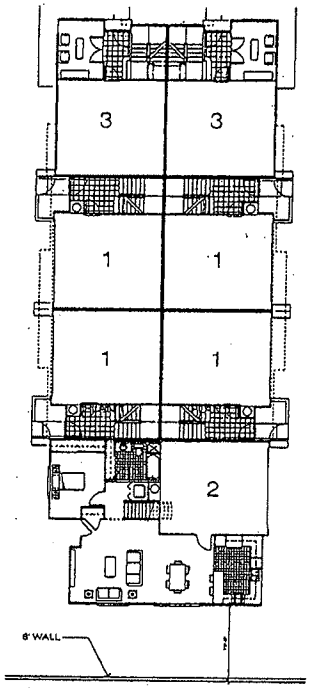

LEVEL 1

Alternate Building Plans

BUILDING B
SANTA ANITA VILLAGE
Arcadia, California

CLIENT
PRIME ENTERPRISES LLC
900 S. San Gabriel Blvd, Suite 100
San Gabriel, CA 91778
tel. (626) 285-5350

Withee Malcolm Architects, LLP
2251 W. 190th Street
Torrance, CA 90504
Tel. (310) 217-6465
Fax (310) 217-0425

ENTITLEMENT CONSULTANT
MOSS & ASSOCIATES, INC.
613 Wilshire Blvd., Suite 105
Santa Monica, CA 90401
tel. (310) 395-3461

JOB NO. A6008.200
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DATE: June 12, 2006

SHEET

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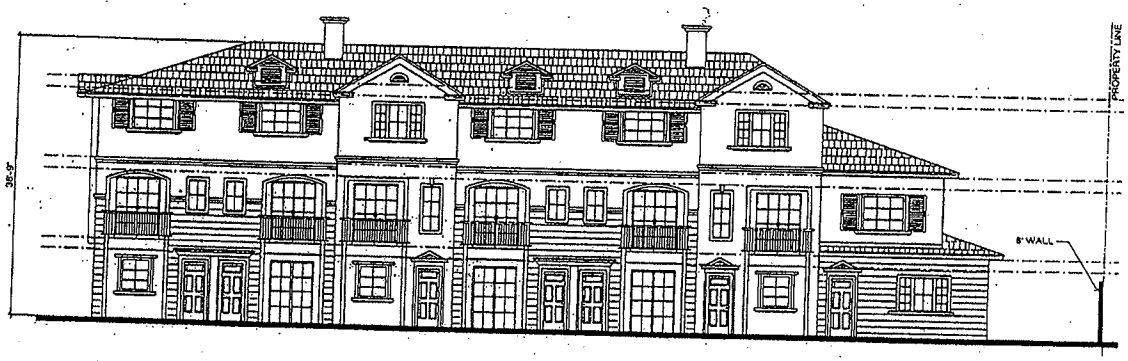

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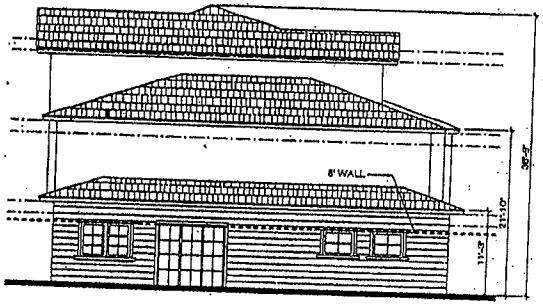

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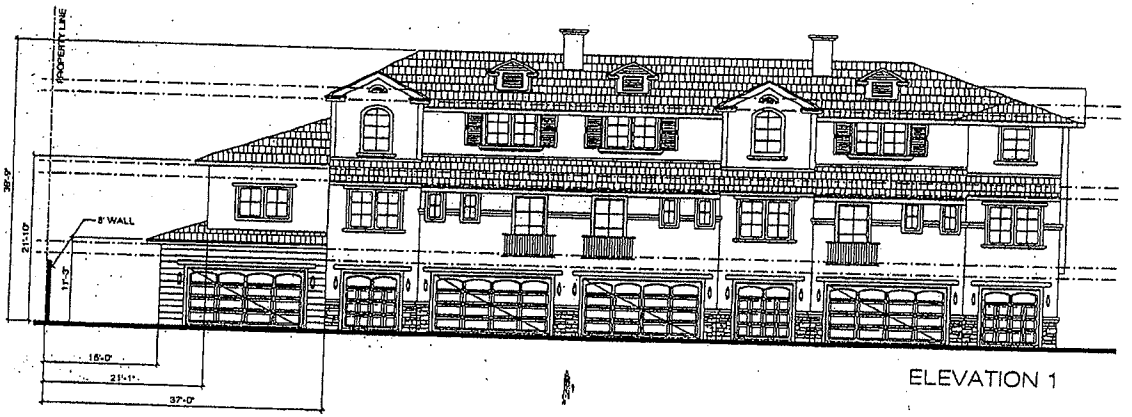

ELEVATION 1

Alternate Elevations

BUILDING A
SANTA ANITA VILLAGE
Arcadia, California

CLIENT
PRIME ENTERPRISES LLC
900 S. San Gabriel Blvd., Suite 300
San Gabriel, CA. 91778
tel. (626) 285-6550

Wilnes Malcolm Architects, LLP
2231 W. 190th Street
Torrance, CA 90504
Tel. (310) 217-6455
Fax (310) 217-0425

ENTITLEMENT CONSULTANT
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612 Wilshire Blvd., Suite 105
Santa Monica, CA 90401
tel. (310) 395-3461

JOB NO. A6008.200
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DATE: June 12, 2006

SHEET

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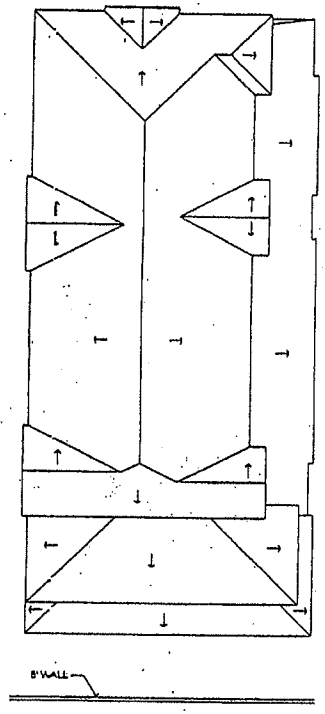
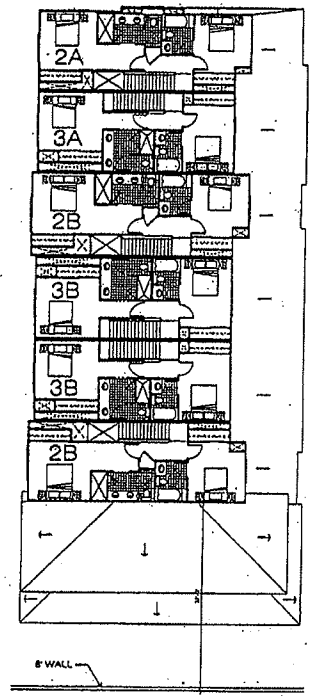


ROOF PLAN



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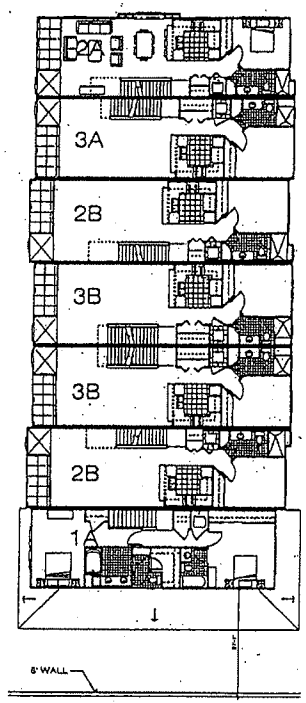

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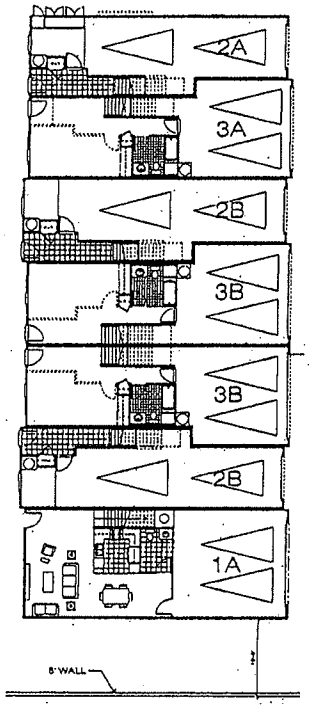

LEVEL 1

Alternate Building Plans

BUILDING A
SANTA ANITA VILLAGE
Arcadia, California

CLIENT
PRIME ENTERPRISES LLC
900 S. San Gabriel Blvd, Suite 100
San Gabriel, CA 91776
tel. (626) 285-6550

Wilhee Malcolm Architects, LLP
2201 W. 190th Street
Torrance, Ca 90504
Tel. (310) 217-6665
Fax (310) 217-0426

ENTITLEMENT CONSULTANT
MOSS & ASSOCIATES, INC.
613 Wilshire Blvd., Suite 106
Santa Monica, CA 90401
tel. (310) 395-3481

JOB NO. A6008.200
SCALE: 3/16" = 1'-0"
DATE: June 12, 2006

SHEET

scale: 1/8" = 1'-0"
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October 21, 2008 MAD TOWNE COUNCIL MEETING

Santa Anita Village
4241 Live Oak Avenue, Arcadia CA
SIGN IN SHEET

No.	Name, Address and Telephone No.
1	ANDREW & CECILIA HERNANDEZ 2889 S. Ashmont AVE 4452897
2	DEP. NELSEN TEMPLE STATION 626-292-3346
3	LT. SANCHEZ TEMPLE STATION 626-285-7171
4	SGT. LOPEZ TEMPLE STATION " "
5	DEP. VALENZUELA TEMPLE STATION " "
6	Ed Lopez 4241 E. LIVE OAK #H-20 626 ARCADIA. 447-0832
7	
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1 of 4

October 21, 2008 MAD TOWNE COUNCIL MEETING

Santa Anita Village
4241 Live Oak Avenue, Arcadia CA
SIGN IN SHEET

No.	Name, Address and Telephone No.
1	K. MAYERS, 2851 S. MAYFLOWER Av ARCADIA 91006 626-446-9788
2	Barbara McIntosh - 2820 Ashmont Ave - Arcadia 626-447-5529
3	Craig Manning 2823 S. Mayflower Ave Arcadia 626 447 6934
4	
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October 21, 2008 MAD TOWNE COUNCIL MEETING

Santa Anita Village
4241 Live Oak Avenue, Arcadia CA
SIGN IN SHEET

No.	Name, Address and Telephone No.
1	Linda E Sells - 2647 Logamita Ave, Arc, (626) 447-7158
2	BRIAN MEJIA Supervisor Antonovich's ofc 9/394-2264
3	
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October 21, 2008 MAD TOWNE COUNCIL MEETING

Santa Anita Village
4241 Live Oak Avenue, Arcadia CA
SIGN IN SHEET

No.	Name, Address and Telephone No.
1	Lucie S. 4241 E. Live Oak Sp H8 Arcadia 91006
2	Paul Novak Supervisor Antonovich LA 90012 500 W. Temple St., #869
3	Felix Lopez 4241 Live Oak H-8 Arcadia
4	Dina Malakoff Live Oak Library
5	Margie Garza "
6	[illegible] 4244 Live Oak 34
7	Mgougusin Mayflower Ave Arc
8	Mary Bolick Ashmont Ave, Arcadia
9	[illegible] Ashmont Ave, Arcadia
10	[illegible] Mayflower Av Arcadia
11	
12	
13	
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4 of 4

MOSS & ASSOCIATES, Inc.

Environmental Compliance / Permitting / Development Consultation
613 Wilshire Blvd., Suite 105, Santa Monica, CA 90401, Tel 310.395.3481, Fax 310.395.8191

Via U.S. Mail

October 17, 2007

Ray Hamada, Director
Department of Planning
City of Irwindale
5050 N. Irwindale Ave..
Irwindale, CA 91706

Re: 4241 E. Live Oak Ave. – Unincorporated South Monrovia, County of Los Angeles
Los Angeles County Request to Notify Irwindale of Proposed Development

Dear Ray,

Introduction

At the request of the Los Angeles County Subdivision Committee, Moss & Associates – a full-service land use planning firm, was asked to forward to Irwindale a description of Prime Enterprises's ("Prime") entitlement request to development 334 townhouse and condominium units on 12 acres in the unincorporated South Monrovia area. It is our understanding that the County's Impact Analysis Section – at a later time, will forward CEQA information to the City.

Project Description - Entitlement

DMA is enclosing a copy of the County Subdivision Application, Application Attachment, Initial Study, architectural plans, and phasing plan. We are also enclosing colored building elevations.

- Requested Entitlements: Plan Amendment, Zone Change, CUP, and VTTM entitlements for a five phase, 334 unit project. Each phase complies or exceeds County recreation and parking requirements.
- Family Sized Residential Units: There are 15 unit types, 1,340 to 1,686 sq. ft. for two, three and four bedroom townhouses, and 704 to 1,371 sq. ft. for one, two and three bedroom condominiums.
- Recreation Amenities: A Club House, Lap Pool, Village Green Park, Tot Lot, and Community Center are proposed. The Community Center will be constructed as part of Phase V; all other amenities will be constructed as part of Phase I.

City Comment

Please forward City comments to the DRP Land Divisions - 30 days, addressed to Mr. Jodie Sackett, Los Angeles County DRP – Land Divisions, 320 Temple Ave., 13th Flr., Los Angeles 90012. As a courtesy, forward a copy of City comments to us.

We are committed to working closely with the City and look forward to the development of a regional serving housing project that we will make us proud.

Sincerely,

President

Senior Associate, Planning

cc: Prime Enterprise

MOSS & ASSOCIATES, Inc.

Environmental Compliance / Permitting / Development Consultation
613 Wilshire Blvd., Suite 105, Santa Monica, CA 90401, Tel 310.395.3481, Fax 310.395.8191

Via U.S. Mail

October 17, 2007

Steve Sizemore, Division Manager
Community Development – Planning
City of Monrovia
415 S. Ivy Ave.
Monrovia, CA 91016

Re: 4241 E. Live Oak Ave. – Unincorporated South Monrovia, County of Los Angeles
Los Angeles County Request to Notify Monrovia of Proposed Development

Dear Steve,

Introduction

At the request of the Los Angeles County Subdivision Committee, Moss & Associates – a full-service land use planning firm, was asked to forward to Monrovia a description of Prime Enterprises's ("Prime") entitlement request to development 334 townhouse and condominium units on 12 acres in the unincorporated South Monrovia area. It is our understanding that the County's Impact Analysis Section – at a later time, will forward CEQA information to the City.

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- Recreation Amenities: A Club House, Lap Pool, Village Green Park, Tot Lot, and Community Center are proposed. The Community Center will be constructed as part of Phase V; all other amenities will be constructed as part of Phase I.

City Comment

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We are committed to working closely with the City and look forward to the development of a regional serving housing project that we will make us proud.

Sincerely,

David E. Moss
President

Hernandez, Planner
Planner

cc: Prime Enterprise

MOSS & ASSOCIATES, Inc.

Environmental Compliance / Permitting / Development Consultation
613 Wilshire Blvd., Suite 105, Santa Monica, CA 90401, Tel 310.395.3481, Fax 310.395.8191

Via U.S. Mail

October 17, 2007

Jason Kruckeberg, Administrator
City of Arcadia – Community Development
240 W. Huntington Dr.
Arcadia, CA 91007

Re: 4241 E. Live Oak Ave. – Unincorporated South Monrovia, County of Los Angeles
Los Angeles County Request to Notify Arcadia of Proposed Development

Dear Jason,

Introduction

At the request of the Los Angeles County Subdivision Committee, Moss & Associates – a full-service land use planning firm, was asked to forward to Arcadia a description of Prime Enterprises's ("Prime") entitlement request to development 334 townhouse and condominium units on 12 acres in the unincorporated South Monrovia area. It is our understanding that the County's Impact Analysis Section – at a later time, will forward CEQA information to the City.

Project Description - Entitlement

DMA is enclosing a copy of the County Subdivision Application, Application Attachment, Initial Study, architectural plans, and phasing plan. We are also enclosing colored building elevations.

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- Family Sized Residential Units: There are 15 unit types, 1,340 to 1,686 sq. ft. for two, three and four bedroom townhouses, and 704 to 1,371 sq. ft. for one, two and three bedroom condominiums.
- Recreation Amenities: A Club House, Lap Pool, Village Green Park, Tot Lot, and Community Center are proposed. The Community Center will be constructed as part of Phase V; all other amenities will be constructed as part of Phase I.

City Comment

Please forward City comments to the DRP Land Divisions - 30 days, addressed to Mr. Jodie Sackett, Los Angeles County DRP – Land Divisions, 320 Temple Ave., 13th Flr., Los Angeles 90012. As a courtesy, forward a copy of City comments to us.

We are committed to working closely with the City and look forward to the development of a regional serving housing project that we will make us proud.

Sincerely,

David E. Moss
President

Gerardo Hernandez, Planner

cc: Prime Enterprise

Epic Land Solutions, Inc.

2601 Airport Drive, Suite 115
Torrance, CA 90505

Phone: 310-626-4848
Fax: 310-891-3348

Monday, October 04, 2010

Los Angeles County Department of Regional Planning
320 West Temple Street 13th Floor
Los Angeles, CA 90012
Attention: Jodie Sackett

RE: Review Report- Santa Anita Village Mobilehome Park Closure Impact Report Project
Project: TRO68400-5 Mobilehome Permit No. 201000003
Project Address: 4241 East Live Oak Avenue Arcadia, CA

Dear Los Angeles County Department of Regional Planning:

This Review Report of the Santa Anita Village Mobilhome Park ("Park") Closure Impact Report ("Report") prepared by Overland, Pacific and Cutler (OPC) is intended for Prime Enterprises, LLC, to fulfill its due diligence requirement that is required by the Los Angeles County Code Chapter 8.57 and the state Mobilehome relocation throughout Southern California. Epic is familiar with regulations and guidelines governing the relocation process.

Epic has reviewed the Santa Anita Village Mobilehome Park Closure Impact Report thoroughly, paying close attention to compliance with Chapter 8.57 and State Mobilehome Residency Law.

Additional fact checking was performed for verification of pertinent information contained in the Closure Impact Report in relation to the compliance with applicable regulations, letters and maps and available resources. Below are the findings and recommendations.

Compliance with Applicable Regulations:

The Closure Impact Report which is the subject of this Review has been found to be compliance with the governing regulations. Although not specifically outlined in the Mobilehome Residency Law or County Code 8.57, Epic suggests that the following will enhance the Report and make the relocation activities as smooth as possible:

- The Report did not include photographs of the 37 coaches that are being affected by the closure. These photos can help document the condition of the coaches before closure.

- The Report did not mention availability of temporary housing for those households which may have a more difficult time finding a replacement. Related to the fact that the Report stated that some park residents could face special challenges finding a replacement due to age of the coaches and finances, health and age of the occupants.

Verification of Maps, Relocation Benefits and Letters Presented in the Report:

Epic has reviewed the letters, maps and relocation benefits that were used in the Report as its exhibits. They all appeared to be adequate and seem to provide the sufficient information pursuant to the governing regulations.

Available Resources

Epic has reviewed the available data which was used as the basis for the Report. The available resource section of the Report appears to meet all the requirements. However, as noted above, it is recommended that this section of the Report be amended to include available resources for the households which might require temporary displacement in order to meet project schedule.

Conclusion

Epic affirms that this Report complies with County Code Chapter 8.57 and the state Mobilehome Residency Law. Epic's suggestions to add photos of the coaches involved in the relocation and include resources for temporary housing are merely suggestions to enhance the Report and are not required for compliance with the County and State regulations. Overall, the Report was well structured and informative.

Sincerely,

Ray Mehler
Regional Manager

Cc: Steve Zuckerman

Epic Land Solutions, Inc.

2601 Airport Drive, Suite 115
Torrance, CA 90505

Phone: 310-626-4848
Fax: 310-891-3348

Closure Impact Report Review Checklist

Project Name:	Santa Anita Village Mobilehome Park
Closure Impact Report Preparer:	Overland, Pacific & Cutler
Reviewed By:	Epic Land Solutions, Inc. – Kathy Cabanilla
Reviewed For:	Prime Enterprises, LLC

Required Information	Compliant	Action Suggested	Action Recommended (but not required)
Introduction	✓		
Project Area Location	✓		
Property Description	✓		
Project Site Photos	✓	✓	Photos of coaches that have to be relocated.
Relocation Resources	✓		
Methodology	✓		
Survey Results	✓		
Relocation Costs	✓		
Closure Impacts	✓		
Proposed Mitigation Measures	✓		
Park Closure	✓		
Temporary Housing	✓	✓	Possible temporary housing.

The photos and temporary housing information may be provided in a separate supplement to the report and notices may be delivered to residents prior or as part of the state required 6 Month Notice of Closure.

Santa Anita Village Mobilehome Park

Closure Impact Report

Prepared by:

Overland, Pacific & Cutler, Inc.
3750 Schaufele Ave., Suite 150
Long Beach, California 90808
www.opcservices.com

February 24, 2010

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INTRODUCTION

Prime Enterprises, LLC (the "Owner"), owner of the Santa Anita Village Mobilehome Park (the "Park") located at 4241 East Live Oak, Arcadia, California is proposing a five-phase 318 unit residential townhouse-condominium development with three- and four-story mid-rise podium residential structures with subterranean parking. No governmental assistance in any part of the proposed development is proposed. As a result of the proposed development, the closure of the Park will be required.

Pursuant to the Los Angeles County Code, Title 8, Chapter 8.57.300 (the "Code"), prior to the change of use or closure of the Park, the Owner is required to file with the Los Angeles County Planning Director, a report on the impact of the closure upon the residents who will be displaced (the "Closure Impact Report" or "CIR"). The requirements of the Code are also consistent with the requirements of California Government Code Section 65863.7; hereinafter to be also known as the "Code".

The Park, located in an unincorporated area of the County of Los Angeles within a South Arcadia community, is situated on approximately 12 acres. The Park has a total of 228 mobile home spaces. Currently, only 37 spaces are occupied and the rest are vacant (See **Exhibit A** for a map of the Park). Of the 37 occupied spaces, 23 are occupied by residents who own their mobile home and 14 are occupied by tenants renting Park owned mobile homes.

The Owner has contracted with Overland, Pacific & Cutler, Inc. (OPC), a firm with relevant experience in the closure of mobile home parks and relocation of residents from all types of housing types, to prepare the necessary CIR on the impact of the closure upon the residents of the Santa Anita Village Mobile Home Park.

In order to prepare the CIR, OPC analyzed resident data provided by the Owner, performed a comprehensive study of mobile home park and other housing resources in the surrounding area of the Park.

Consistent with the Code, the CIR presents:

1. Demographic data from the survey of the Park residents who will be displaced;
2. The availability of adequate replacement housing;
3. Reasonable relocation costs for each resident of the Park;
4. Identification of the adverse impacts of the closure; and
5. Proposed steps to be taken to mitigate adverse impacts associated with the proposed closure of the Park.

I. PROJECT AREA LOCATION AND DESCRIPTION

A. THE REGIONAL LOCATION

The proposed Project is located in an unincorporated area of the County of Los Angeles, within a southern area of the City of Arcadia, approximately 10 miles north-east of downtown Los Angeles. Surrounding Cities include Arcadia to the west and north, Monrovia, Irwindale and Baldwin Park to the east, El Monte to the south, and Temple City to the west. The Project site is easily accessible by Interstate Freeways 10, 210 and 605. (*See Figure 1: Regional Project Location*)

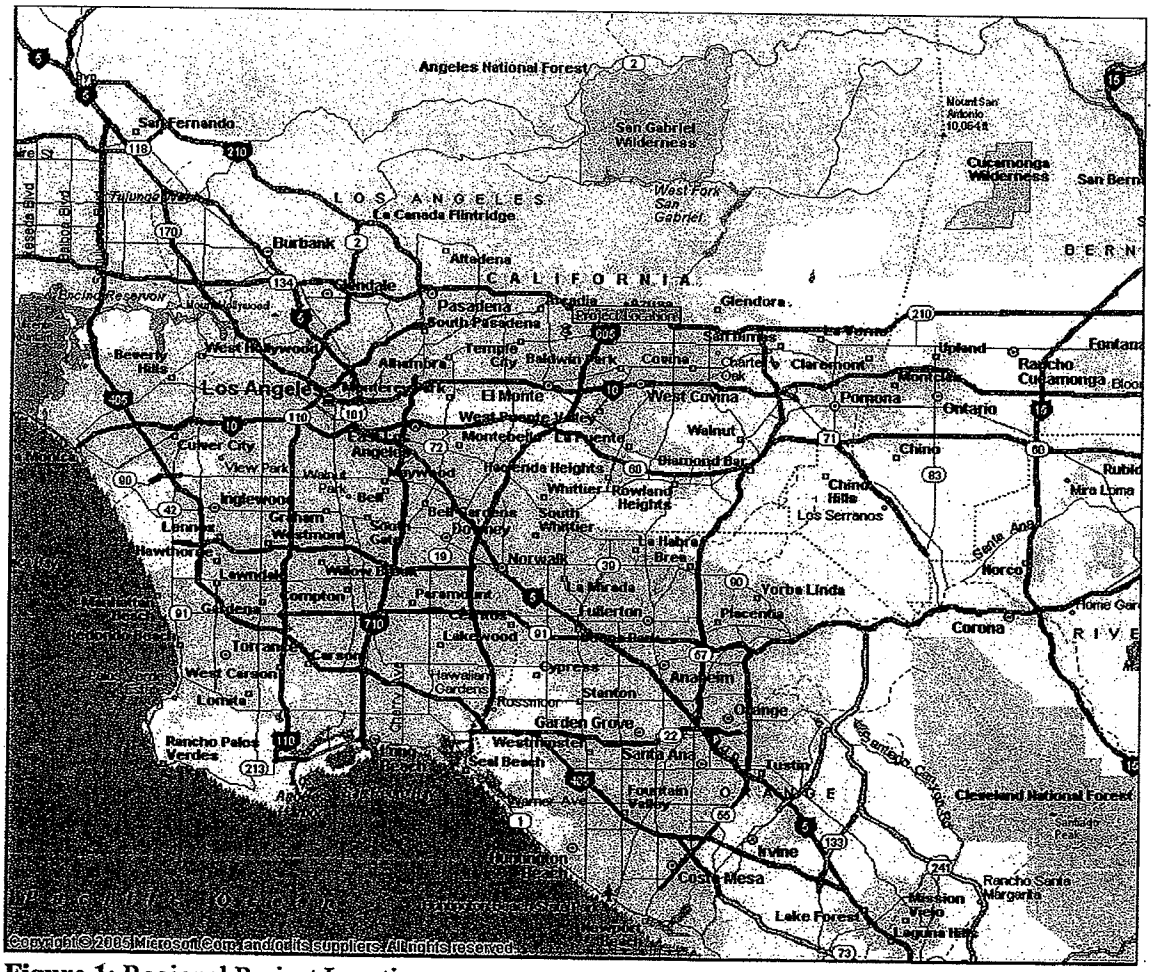

Figure 1: Regional Project Location

B. PROJECT SITE LOCATION

The proposed Project site is located at 4241 East Live Oak Avenue and it encompasses approximately 12 acres. The Project is generally bounded by East Birchcroft Street on the north, South 10th Avenue on the west, South Mayflower Avenue on the east and East Live Oak Avenue on the south. *(See Figure 2: Park Site Location)*

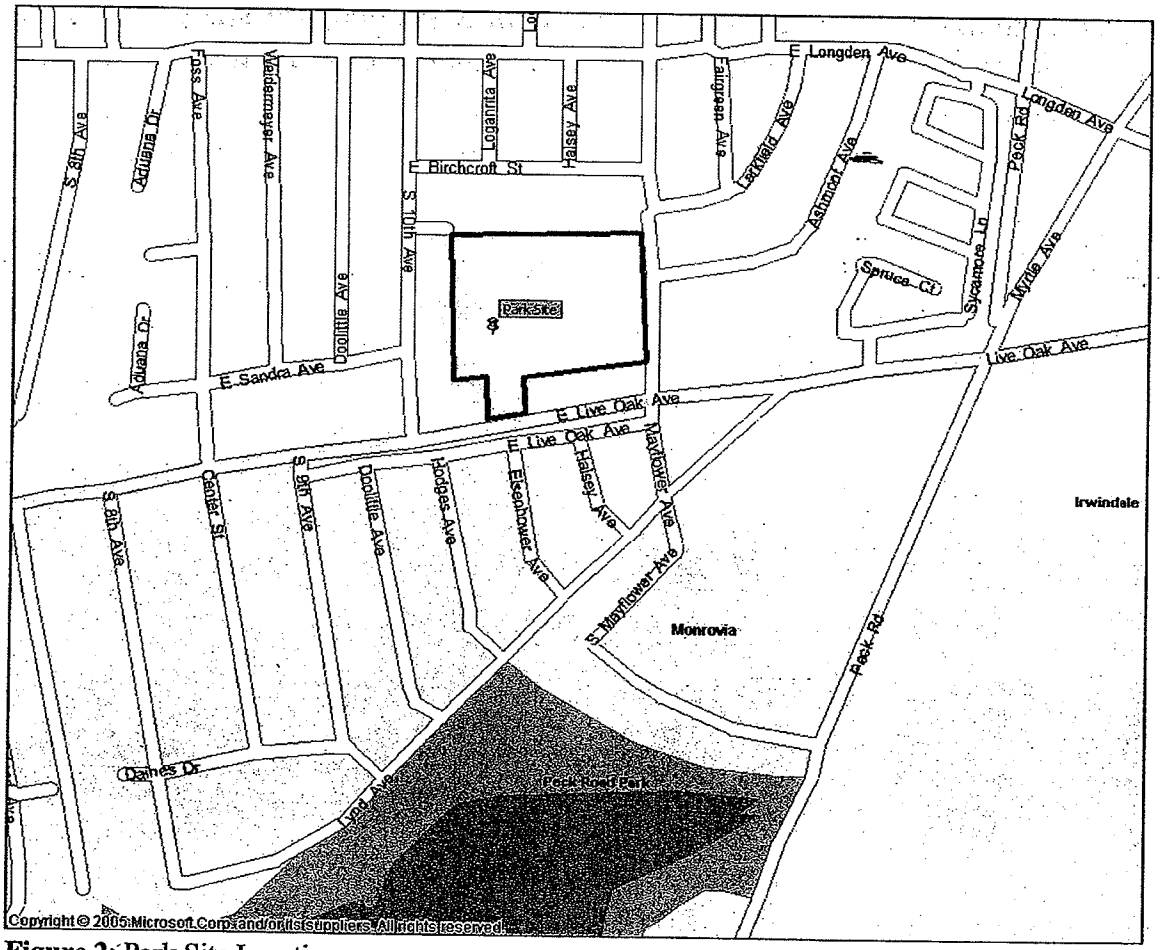

Figure 2: Park Site Location

C. LEGAL DESCRIPTION

Lot: 1 Tract No: 14525 Abbreviated Description: LOT COM AT SE COR OF LOT 1 TR # 14525 TH N 0 14'23" W 731.77 FT TH N 89 45'20" E 734.04 FT TH S ON W LINE OF MAYFLOWER AVE City/Muni/Twp: REGION/CLUSTER: 05/05416

D. TIMETABLE FOR CLOSURE OF THE PARK

After all required permits requesting the change of use for the proposed project have been approved by the Los Angeles County Planning Director, the Owner shall give the mobile home homeowners six months' or more written notice of termination of tenancy.

II. RESIDENT SURVEY

A. METHODOLOGY

Park resident information was provided by the Owner from survey information collected by Park management in July 2007 and updated in January 2010. Information was received from 36 of the 37 Park residents (97.3%). Survey questions of Park residents concerned contact information, household size and composition, income, employment, coach size and age, length and type of occupancy, disabilities/health problems and mortgage information, if any. An information and introduction letter regarding the preparation of the CIR was delivered to residents the week of December 10, 2007 (see **Exhibit B**).

B. SURVEY DATA

The Park has a total of 228 mobile home spaces. Currently, only 37 spaces are occupied and the rest are vacant (191). Of the 37 occupied spaces, 23 are occupied by residents who own their mobile home and are paying space rents ranging from $465 to $680 per month, with an average of $566; 14 are occupied by tenants renting Park owned mobile homes on a month-to-month basis. Among the 36 respondents, all 36 identified themselves as full-time Park residents. The residency status of the 1 household which did not respond to the survey was assumed to be permanent based on mailing address provided by the on-site Park manager.

The resident survey data described below in sub-sections 1-4 concern respondent Park residents as well as certain assumptions made about the non-respondent household. A table summarizing survey information for all Park residents is included as **Exhibit C** to this Report.

1) Full-Time Population

Among the 37 permanent Park resident households, there are 60 adults and 6 children for a total of 66 residents. The tenure of Park residents

range from less than 1 year to 29 years with an average of 10 years.

2) Occupancy

Household size ranges from 1 to 4 individuals. The household size mix is shown in **Table 1** below.

Table 1: Household Size Mix

Household Size (#of occupants)	# of Households
One	18
Two	12
Three	4
Four	3

3) Senior/Handicapped Households

There are 17 individuals 62 years or older residing in the Park. Four households have individuals with mobility problems expressing a preference for ground level accommodations or stair rails and ramps. Several other residents have moderate to serious health issues that, at this time, would not appear to restrict potential housing choices, but prefer to stay close to doctors, hospitals and other medical care.

4) Income

Income information was provided by 34 of 37 Park households. According to income standards for the County of Los Angeles (**Exhibit D**) adjusted for family size as published by the United States Department of Housing and Urban Development (HUD) in April 2009, 4 households qualify as extremely low (EL) income (30% or less of area median), 17 households qualify as very low (VL) income (31%-50% of area median), 10 qualify as low (L) income (51%-80% of area median), 1 qualifies as moderate (M) income (81%-120% of area median) and 2 qualify as above

moderate (AM) income (over 120% of area median). **Table 2** below outlines this information. The range of reported annual household income among the respondents was $6,000-$81,600.

Table 2: Income Levels of Respondent Households

Extremely Low	Very Low	Low	Moderate	Above Moderate
4	17	10	1	2

5) Coach Data

The 23 resident-owned mobile homes in the Park range in size from 8 by 32 feet (256 square feet) to 20 by 56 feet (1,120 square feet). Most of the units have been modified with interior and exterior improvements, i.e. Expando or room additions, awnings, carports. According to the Park performed survey, excluding the Park owned mobile homes, there were 13 single-wide coaches, with or without additions, and 10 double-wide coaches.

Coach ages range from 22 years to 57 years corresponding with dates of manufacture from 1953 to 1988. **Table 3** identifies the age of Park coaches as reported by the Owner.

Table 3: Mobile Home Ages within the Park

Year built	Age in years	# of Homes
prior - 1957	50 or more	5
1958 - 1967	40-50	13
1968 - 1977	30-40	3
1978 - 1987	20-30	1
1988 - current	22 or less	1

Although the age range of coaches in the Park is significant, it is often difficult, by exterior physical inspection, to make age distinctions because of the general level of upgrades and modifications observable throughout

the Park. These modifications range from simple family room cabanas added to older single-wide mobile homes to major interior design work in some of the double-wide mobile homes. The exteriors of most coaches reflect a mix of various improvements including porches, painting, brick work, roofs, walkways and landscaping.

6) Mortgage Data

There are no coaches in the Park with mortgage or any outstanding loans.

III. RELOCATION RESOURCES

One of the specific requirements of the Los Angeles County Code is to address the availability of adequate replacement housing in mobile home parks. Following is information on the availability of replacement sites in mobile home parks within a 20-mile radius of the City of Arcadia. Additionally, other available replacement housing resources have been researched, including mobile homes for sale, rental housing in Arcadia and surrounding cities and affordable/subsidized housing resources.

A. METHODOLOGY

Survey work was conducted in February 2010 using the following means and resources:

- Telephone survey of individual parks and apartment complexes
- Use of existing, proprietary mobile home park and rental apartment data from an OPC database
- Telephone contact with real estate companies specializing in mobile home properties

B. SURVEY RESULTS

1) Mobile Home Park Space

There are over 100 mobile home parks located within a 20-mile radius from the Park which includes both family and senior parks. Our survey included mobile home parks within Los Angeles, San Bernardino and Orange County. A complete list of the parks with the number of available spaces and conditions which were reported on the type of mobile homes and residents accepted is presented in **Exhibit E**. Based on the survey of

mobile home parks within a 20 mile radius, 79 available spaces were identified.

To further analyze the mobile home parks that may potentially accept mobile homes from the Santa Anita Village Mobilehome Park, the reported restrictions/conditions were reviewed. The main restrictions or conditions that would disqualify the Park units were the need for a new mobile home to be placed in the space. Other restrictions/conditions were spaces only available for recreational vehicles, size restrictions or spaces for owner occupied use. If the mobile home park would accept a used mobile home, it was typically qualified that the mobile home would have to be approved by management.

Based on the reported specific restrictions or conditions of mobile home parks that accept used mobile homes, 59 spaces have been identified (see **Exhibit F**).

Pad rent for mobile home spaces that may accept mobile homes from the Park ranged from $268 - $1,030 with an average of $890.

2) Mobile Homes for Sale

A survey of for sale mobile homes currently on the market within Los Angeles County identified 127 mobile homes, with prices ranging from $8,000 to $139,000. The available mobile homes for sale that were surveyed can be found as **Exhibit G**.

3) Condominiums for Sale

While the Code requires a focus on the availability of replacement housing in mobile home parks, other alternative housing options were pursued. A survey of available condominium units in Arcadia and nearby communities was conducted. The lowest priced condominium available has an asking price of $149,000 for a two-bedroom, three bath unit and the prices go up to $798,000, depending on the location. The complete list of available condominium units is presented in **Exhibit H**.

4) Rental Housing

While the Code requires a focus on the availability of replacement housing in mobile home parks, other alternative housing options were pursued. In that regard, a replacement housing survey was conducted to determine the availability and cost of one-, two-, and three-bedroom rental housing units in and near Arcadia. **Table 4** shows the availability of rental units, rent ranges of available units and median rent per bedroom size.

Table 4: Availability and Cost of Rental Housing

Bedroom Size	One	Two	Three
# Found	139	228	95
Rent Range	$625-$1,475	$870-$2,500	$1,395-$3,800
Median Rent	$950	$1,300	$1,920

These potential replacement housing resources offer full amenities, with prices ranging from $625 to $1,475 for a one-bedroom unit; $870 to $2,500 for a two-bedroom unit and $1,395 to $3,800 for a three-bedroom unit. The survey identified 462 available units currently available on open market for rent either in Arcadia or within the surrounding communities.

IV. RELOCATION COSTS

The CIR shall address relocation costs for each resident of the mobile home park. The assumption in the Code is that the mobile homes can be moved. Based on the information gathered in the resource study from the mobile home parks that would accept used mobile homes within an approximate 20 mile radius of the Park, there are 59 available spaces with various requirements, including size of the mobile home. Therefore, while there are enough reported available spaces within a 20 mile radius of the Park for the 23 mobile homes proposed to be displaced, it is not likely that any of the 23 would meet the specific configuration and other requirements for those available spaces.

Additionally, while space may be identified as available and accept a used mobile home, most mobile home park operator responses qualify the statement that the mobile home would have to be approved by management. Approval by mobile home park operator management is generally concerned with condition of the unit and if it meets California Health and Safety Code and certifications of California State Housing and Community Development (HCD). Furthermore, consideration has to be given to the condition of the mobile home to determine if the condition would even allow it to be transported.

The experience of OPC has shown a preference for a new or newer mobile home in order to upgrade the quality of the park or to only accept mobile homes that are in very good condition, meeting the requirements of the California Health and Safety Code and certifications of HCD. While age is not generally stated as a factor that would prohibit the mobile home from entering a mobile home park, older mobile homes of 15+ years of age generally do not get accepted. Based on age of the mobile homes in the Park, it is believed that none of the 23 mobile homes in the Park could be moved and accepted into another mobile home park.

Notwithstanding the above, the Code requires the CIR to address the cost of relocation for each resident. For those mobile homes that can be moved, a moving estimate will be conducted and provided to the owner. However, since

the majority of the mobile homes could not be moved, coming up with a "relocation cost" would be speculative and subjective. Therefore, in 1991 the Los Angeles County Community Development Commission created a Summary of Benefits that is implied to be part of the Los Angeles County Code and is recommended be used in determining the "reasonable costs of relocation". Although the Code does not actually specify any such relocation benefits, it is the intention of the Owner and this CIR to accept the County's recommended Summary of Benefits as a determination of the reasonable costs of relocation.

The Summary of Benefits is enclosed as **Exhibit I**, with an updated Summary of Benefits adjusted for inflation through January 2010, along with the accompanying All Urban Consumers Price Index for the Los Angeles, Riverside and Orange County area, showing the percentage increase since 1991.

The Summary of Benefits provides for a basic flat fee benefit along with potential supplemental benefits depending on the distance of the move of the mobile home; size of the mobile home; disability, income and or age of the resident; or if a qualifying resident instead moves to other conventional housing. Additionally, if residents have a mortgage, depending on the original purchase price of the mobile home and if it cannot be moved, an additional payment can be made based on the provisions in the Summary of Benefits.

Since a number of the relocation cost items in the Summary of Benefits are based on specific criteria and the survey information gathered was anecdotal and not supported by actual documentation, it would not be appropriate to identify the relocation costs based on the County's Summary of Benefits for each resident in the CIR. Rather, it is proposed that within a month of approval of the CIR by the advisory agency, each resident will be provided with a calculated benefit from a Summary Benefit Worksheet (see **Exhibit J**) of the relocation benefits they would be eligible to receive assuming appropriate documentation is received to support the benefit category. Otherwise, if after a month of the approval of the CIR, no supporting documentation is provided, only those items that are known will be calculated and the Summary Benefit Worksheet provided.

V. CLOSURE IMPACTS

In addition to addressing the availability of adequate replacement housing and relocation costs, as described in the previous Sections, the Owner must report on the impacts of the closure upon the displaced residents. From data gathered in the surveys, along with the information on the availability of replacement housing resources, certain impacts are noted:

1) Increase in Rental Costs

Current space rents, which have not been increased since 2008, range from $465 to $680 per month, with an average of $566. Replacement space rents range from $268 to $1,030 per month and indicate an average increase of $324. Current Park renters pay monthly between $550 and $1,000, with an average of $779. Conventional replacement rental rates for one-, two- and three-bedroom rental units range from $625 to $1,475 for one-bedroom units, $870 to $2,500 for two-bedroom units and from $1,395 to $3,800 for three-bedroom units and indicate average increases of $384, $734 and $1,354, respectively for mobile home owners and $171, $521 and $1,141, respectively for current Park renters. Based on #2 below, increase in housing costs and or pad rents will potentially have an adverse impact on most residents.

2) Low Income or Residents on Fixed Income

Of those reporting on income, 91% of the Park residents fall within or below the Low Income Category (4 - extremely low income, 17 - very low income and 10 - low income) (see **Exhibit D** for income limits). The fixed and low income of certain Park residents may adversely impact their ability to pay for first months rent and any security deposits, as well as pay for increased housing or qualify for a loan to purchase similar replacement housing.

3) Elderly, Disability and or Health Issues

The impact of the closure on residents who reported age, disability and health issues may limit their ability in getting to, finding and securing adequate replacement housing. Additionally, mobility or other health issues may require replacement housing with a preference for ground level accommodations or stair rails and ramps and replacement housing close to doctors, hospitals, other medical care and shopping.

4) Inability to Move Mobile Home

Coach ages range from 22 years to 57 years with 21 of the 23 being 30 years or greater. While coaches may be able to be physically "moved", it is unlikely coaches of greater than 10 years old would be accepted into other mobile home parks. The impact of not being able to move a coach into another Park requires a resident to either purchase a replacement mobile home, which they may not qualify for or have insufficient funds for such a transaction, or rent other conventional housing, e.g. an apartment.

5) Outstanding Mortgage Balances

There are no outstanding mortgage balances.

6) Disposition of Mobile Homes

All residents who cannot move their mobile home to another mobile home park face the issue of disposition of their coach. The coordination and cost will be an adverse impact to these residents as a result of the proposed closure.

VI. PROPOSED MITIGATION MEASURES

The CIR is to specify the steps to be taken by the Owner to mitigate actual adverse impacts of the proposed closure on the residents who will be displaced. However, in accordance with the Code and the State Mobile Home Residency Law, any mitigating benefits provided by the Owner shall not exceed the reasonable costs of relocation. Adverse impacts that were noted earlier were possible increases in rental costs, especially those residents that are low income or on a fixed income; elderly, disabled or health issues requiring assistance on specific replacement sites; an inability to move mobile homes to other mobile home parks; and disposition of the mobile home.

The identified adverse impacts have two main components that should be mitigated, 1) monetary assistance, and 2) advisory assistance needs. Therefore, the Owner is proposing a monetary benefit and an advisory services program which are estimated to provide reasonable costs of relocation. These mitigation measures are as follows:

A. MONETARY BENEFIT MEASURE

Residents can choose one of two options:

Option 1 - Actual Physical Move Costs

Any mobile home owner, who chooses and is able to move their mobile home, will be offered the following:

1. The reasonable cost of physically moving the mobile home and movable improvements such as patios, carports and porches, to a new site, which includes but is not limited to, dismantling, packing, moving, reassembling, rebuilding, including skirting and tie-downs, utility connections and unpacking, as necessary. Payment for the physical

transportation costs to another mobile home park shall not exceed 50 miles;

2. Payment of moving costs associated with moving all personal property based on 1) an actual move by a professional moving company not to exceed the lower of at least two written estimates to a new location up to 50 miles, or 2) a fixed moving schedule based on the number of rooms occupied (excluding hallways, bathrooms and closets) from the schedule shown in **Table 5**, below;

Table 5: Fixed Payment Moving Schedule

Occupant Owns Furniture	
One room	**$625.00**
Two rooms	**$800.00**
Three rooms	**$1,000.00**
Four rooms	**$1,175.00**
Five rooms	**$1,425.00**
Six rooms	**$1,650.00**
Seven rooms	**$1,900.00**
Eight rooms	**$2,150.00**
each additional room	**$225.00**
Occupant Does NOT Own Furniture	
First Room	**$400.00**
each additional room	**$65.00**

Source: Federal Highway Administration (8-22-08)

3. Payment of temporary lodging/per diem expenses for the household, if the mobile home relocation results in the homeowner being displaced over one or more nights, up to a maximum of $150 per day not to exceed 5 days.

Option 2 - County Guideline Summary of Benefits

As a second option all mobile home owners will be offered the County's Summary of Benefits (see **Exhibit I**) as a determination for the reasonable costs of relocation. For those residents that cannot move their mobile home, the assumption will be made that it could be moved and the Owner will provide the eligible identified Summary of Benefits as if it was being moved within a 50 mile radius even though residents will have to purchase a replacement mobile home or move to other conventional housing.

One item that is not addressed in the County's Summary of Benefits is the disposition of the mobile home and attached ~~im~~provements that cannot be moved. While this would be the mobile home owners obligation to remove, the Owner, upon transfer of clear title to the Owner, will take responsibility for the demolition and removal of the mobile home. Otherwise, if the mobile home owner leaves the mobile home and improvements, the calculated Summary of Benefits will be offset by the cost of demolition and removal of the mobile home.

In summary, the monetary benefit measure will:

A. Provide all mobile home residents who can move their mobile home with their actual costs of relocation or provide a lump sum monetary amount with the appropriate Summary of Benefits calculation with an assumption their mobile home can be moved;
B. Pay for the demolition and removal of mobile homes that cannot be moved if they are transferred to the Owner with clear title.

B. ADVISORY ASSISTANCE PROGRAM

The process of having to move and find replacement housing and all that it entails is a difficult process even under the best of circumstances. Therefore, the Owner has proposed an advisory assistance program that will provide a relocation specialist to provide non-monetary assistance in the form of housing counseling to the residents, as needed.

To start, the relocation specialist will meet with each resident and verify information collected in the tenant survey supplied for the CIR. Appropriate documentation will be requested as needed and a Summary of Benefits Worksheet will be completed and delivered to each resident showing their monetary benefit calculation. From this point and in conjunction with the Owners notice to vacate, the resident can avail themselves to their Summary Benefit. This process and procedures for residents claiming their benefit is as follows:

1. Residents will provide all necessary documentation to substantiate eligibility for the monetary assistance;
2. Assistance amounts will be determined using a Summary of Benefits Worksheet and delivered to resident;
3. Resident will notify relocation specialist of intent to move and relocation specialist, in conjunction with resident, will complete and submit to Owner required claim forms to request eligible funds;
4. Owner will review and, if in conformance with previously approved Summary of Benefits worksheet, will approve and authorize payment, or request additional information;
5. The relocation specialist will issue benefit checks, which will be available at their offices for pick-up, delivered personally or mailed, depending on circumstances;
6. Final payments will be issued after confirmation that the Project area premises have been completely vacated;
7. Receipts of payment will be obtained and maintained in the relocation case file.

It is proposed that benefit payments be managed by the relocation specialist through a trust account funded by the Owner. Easy and understandable claim forms will be provided and payments based on the Summary of Benefits Worksheet. Adequate, advance payments will be made to assist residents in securing their replacement housing choice and final payments will be made after the resident has vacated the mobile home park with any deductions made, if any, for the removal of the mobile home if left in place without transfer of clear title to Owner.

Additionally, throughout the entire relocation process, the relocation specialist will be available to assist residents with their relocation assistance needs including the following:

1. Be available to provide continuous explanation of benefits so residents have a full understanding of the issues related to the closure of the mobile home park.
2. Provide residents with on-going reports of available replacement housing to preferred locations of the resident
3. Provide assistance as needed and requested to lessen hardships by working with the resident and real estate agents, property managers, lenders in their efforts to secure replacement housing.
4. Facilitate interaction between resident and professional furniture movers and companies that will disassemble, transport and reinstall a mobile home, health care providers and others.
5. Assist residents in inspecting replacement housing if resident does not have a car or cannot drive by coordinating transportation so resident can inspect replacement housing opportunities.
6. Provide assistance in claiming eligible monetary benefits from Owner.
7. Other individual assistance that may be required on a case by case basis.

Tenant Occupants

There are 14 tenants who are renting Park owned mobile or manufactured homes. If no waiver of relocation benefits have been signed by a tenant occupant, the tenant will be offered the County's Summary of Benefits (see **Exhibit I**) as a determination for the reasonable costs of relocation. This fee is $1,600.

VI. CONCLUSION

The Owner of the Santa Anita Village Mobile Park has proposed a 318 unit residential development that would require the closure of the Park. The Los Angeles County Code, Title 8, Chapter 8.57.300 and California Government Code Section 65863.7, require a report on the impact the closure will have upon the residents who will be displaced. The report shall address the availability of adequate replacement housing in mobile home parks and relocation costs. Furthermore, steps are to be taken to mitigate the adverse impacts the closure of the Park may have on the residents; however, the steps to be taken shall not exceed the reasonable costs of relocation.

A search of available mobile home replacement spaces and mobile homes for sale indicated ample available space that Park mobile homes could be moved as well as mobile homes for sale. Additionally, considerable rental housing could be found in the Cities surrounding the Park. Therefore, adequate replacement housing in a variety of housing choices is available for the Park residents.

Based on the information gathered for the Report, impacts to Park residents were identified and measures were identified that could mitigate the adverse impacts the closure would have on Park residents. The mitigation measures provided adopted the County's benefit program to meet the requirements of "reasonable relocation costs". Furthermore, all options provide for a comprehensive relocation assistance program to assist residents with replacement housing resources, assisting with the securing of replacement housing by working with landlords and property managers, driving residents to replacement locations and coordinating advance and final payments of appropriate benefits.

It is believed that the CIR contains the information required by the Code and the State Mobile Home Residency Law, provides for adequate measures to mitigate impacts on the residents as a result of the proposed closure by accepting the County's Summary of Benefits which address the reasonable costs of relocation and provides for an advisory assistance program to assist

residents in their efforts to secure replacement housing. Therefore, the advisory agency for the County should approve this CIR without further conditions.

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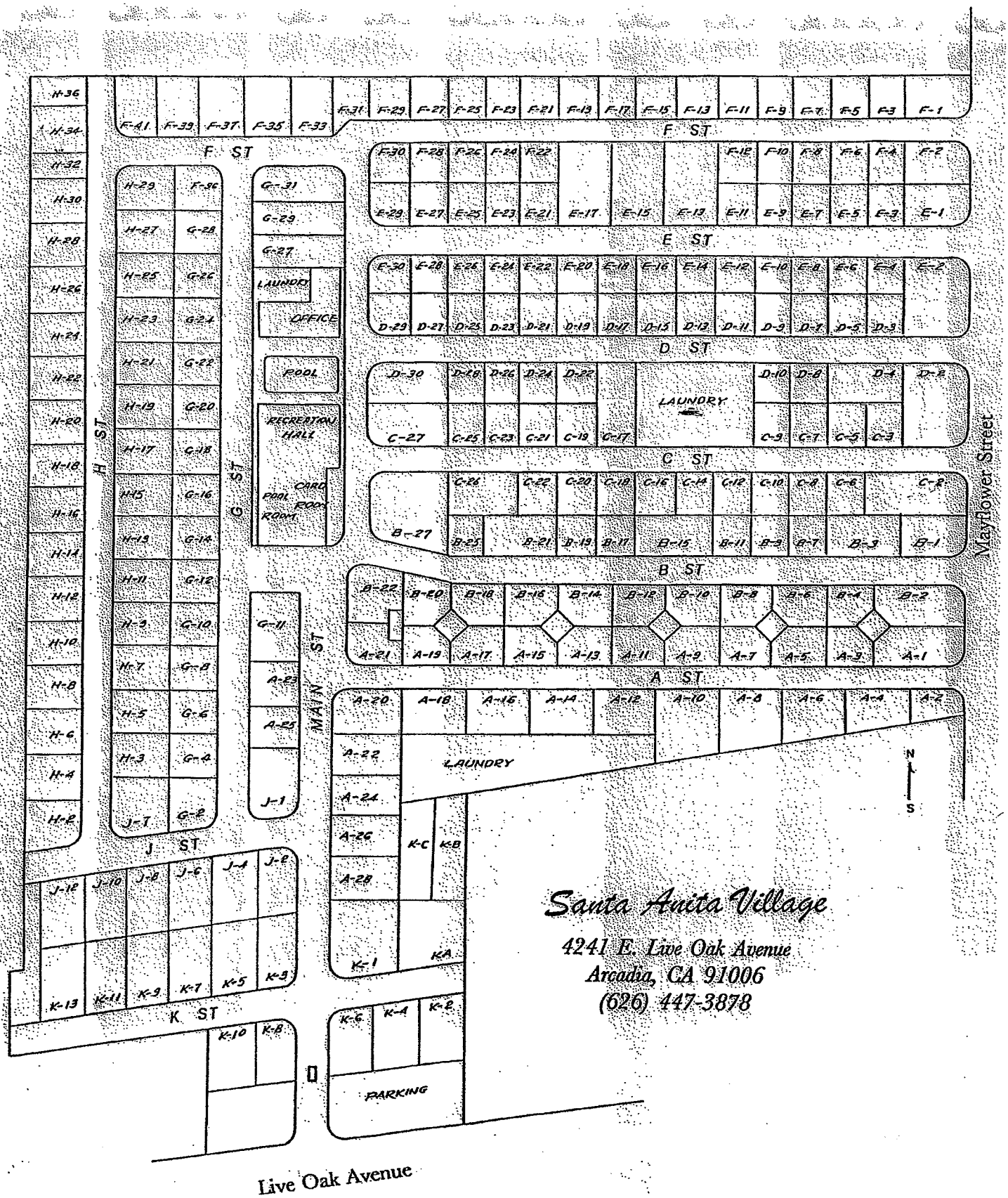
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OFFICE
POOL
RECREATION HALL
CARD ROOM
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[redacted]

[redacted]

Santa Anita Village

4241 E. Live Oak Avenue
Arcadia, CA 91006

March 1, 2004

All Residents and Prospective Residents
Santa Anita Village
4241 E. Live Oak Avenue
Arcadia, CA 91006

Re. Potential Closure of Santa Anita Village

Dear Resident and Prospective Resident:

This letter is to advise you that at some future date, possibly within the next three (3) years, the owner of Santa Anita Village may begin the process of closing the Park. In such event, the Park would be closed in accordance with the provisions of the *Mobilehome Residency Law* (Civil Code § 798 et seq.) and all other applicable law.

In the event the decision is made to close the Park, you will receive advance notice in accordance with the provisions of the *Mobilehome Residency Law* and will be required, upon expiration of the period specified in said notice, to move from the space you occupy and remove your mobilehome or trailer.

This letter is given to you as a courtesy so as to make you aware of the possibility of the Park's closure. This letter is not intended as a notice of closure as required by the *Mobilehome Residency Law*. Please sign this letter in the space indicated to acknowledge that you have read, understood and received a copy of this letter.

If you have any questions regarding the foregoing, please contact on-site Management.

Very truly yours,

Park Management

I have read, understood and received a copy of the foregoing letter.

Dated: _____ _____

Space #_____

Santa Anita Village
4241 E. Live Oak Avenue
Arcadia, CA 91006
(626) 447-3878

Statement Regarding Potential Park Closure

I/We the undersigned, hereby acknowledge that we are applying to rent a mobilehome/trailer unit in Santa Anita Village; and we understand that our relationship with Santa Anita Village, if approved for tenancy, would be that of a "renter" only and not as a "homeowner" as defined by the *California Mobilehome Residency Laws.*

I/We the undersigned, further acknowledge that the owners of Santa Anita Village are planning the redevelopment of Santa Anita Village in the near future, possibly within two years from now. We further understand that when the redevelopment takes place, although we will be given at least sixty (60) days' notice to move from the property, we will not be provided with any assistance or consideration of any nature for the purposes of relocation at the time the park is closed or redeveloped.

Per the above declaration, I/we are willing to enter into a rental agreement with Santa Anita Village for the rental of a mobilehome/trailer unit if our application for tenancy is approved, with the full knowledge that the park will be closing in the near future and that we will not be participating in any relocation program established for the "mobilehome owners" of the park.

Dated: _____

_____
Signature of Applicant

_____
Printed Full Name of Applicant

_____
Signature of Applicant

_____
Printed Full Name of Applicant

Dated: _____

_____
Park Management

EXHIBIT "C"

SANTA ANITA VILLAGE RESIDENT SURVEY

Santa Anita Village - Resident Census

Space #	# Adults 62 & Over	Occupants	Income Level	MH YR Model	Single Wide	Double Wide	Enclosure	Move-In Date	Space Rent	Tenure at Park
A23	1	2	L	1965		20x56		Jan-91	$501	19
A26		1	EL	1956	8x44			Nov-96	$583	14
D2		1	VL	1963	12x55			Sep-01	$680	9
D8		2	VL	1962	8X40		10X16	Nov-98	$568	12
E2	2	2		1965		20X53		Mar-97	$639	13
E13	1	3	VL	1961		12x56	slide out	Oct-98	$583	12
E17	1	1	L	1964		20x55		Aug-99	$675	11
F2	2	2	VL	1958		16x30		Dec-81	$465	29
F5		1	VL	1958	10x40			Mar-96	$465	14
F12	2	3	L	1957		18x40	slide out	Jul-94	$552	16
F13		2		1988	8x37		pop out	Mar-82	$520	28
F25		1		1957	8x32			Jan-90	$471	20
F31	1	1	VL	1958	10x37		10x10	Jan-91	$568	19
G11		1	M	1957	12x48			Oct-98	$588	12
G22	1	1	VL	1969	10x28		add on	Jun-98	$583	12
H20		2	VL	1970	10x40			May-98	$583	12
H25	1	1	EL	1964	10x40		slide out	Jul-98	$583	12
H27		3	VL	1984		20x44		Jun-93	$583	17
H28		4	L	1970		20x40		Apr-99	$583	11
H29		4	VL	1967		20x43	expando	Aug-99	$583	11
J7	1	1	EL	1953	8x44			Nov-89	$486	21
K1		4	VL	1958		20x45	expando	Oct-02	$583	8
KB		1	EL	1964	10x48		expando	Aug-90	$583	20
		2	VL					Sep-04	$565	6
		1	VL					Apr-05	$550	5
A20		1	L					Sep-08	$750	2
C2		2	AM					Aug-07	$1,000	3
C26		1	VL					Apr-09	$700	1
E15		1	L					Nov-09	$1,000	1
F15		1	VL					Apr-08	$725	2
G8		1	AM					Jan-09	$800	1
G29		2	VL					Jul-09	$800	1
H14	2	2	L					Aug-08	$800	2
H19		3	L					Aug-09	$1,000	1
H22		1	L					Nov-06	$920	4
H34	1	2	L					Feb-08	$575	2
K4	1	2	VL					Feb-08	$725	2
	17	66								10

Legend:

owned by resident, owner occupied
owned by Park, renter occupied
Park employee

EXHIBIT "D"

HUD INCOME LIMITS - LOS ANGELES COUNTY

The following figures are approved by the U. S. Department of Housing and Urban Development (H.U.D.) for use in the County of Los Angeles to define and determine housing eligibility by income level.

Area Median: $62,500					
Family Size	**Extremely Low**	**Very Low**	**Lower**	**Median**	**Moderate**
1 Person	16,650	27,750	44,400	43,450	52,150
2 Person	19,050	31,700	50,750	49,700	59,600
3 Person	21,400	35,700	57,100	55,900	67,050
4 Person	23,800	39,650	63,450	62,100	74,500
5 Person	25,700	42,800	68,550	67,050	80,450
6 Person	27,600	46,000	73,600	72,050	86,400
7 Person	29,500	49,150	78,700	77,000	92,400
8 Person	31,400	52,350	83,750	81,950	98,350

Figures are per the Department of Housing and Community Development (California), Division of Housing Policy Development, effective **April 2, 2009.**

EXHIBIT "I"

MOBILE HOME PARKS WITHIN 20 MILES

Mobile Home Parks Within 20 Miles

Park Name & Address	Park City	# Spaces in Park	Avail Spaces	Mobiles for Sale	Space Rent	Comments
Plantation Mobile Estates, 1835 S. Manchester Ave, Anaheim, CA (714)750-2711	**Anaheim, CA**	122	0	0	$950	The Mobile homes that they have availabel they rent out
Le Belle Fontaine Mobile Home Park, 200 N. Grand Ave, Anaheim, CA (714)827-2760	**Anaheim, CA**	101	1	3	$875	Called they have Mobile Homes for sale, but you have to drive around the park to get info on them. No homes older than 10 years.
Anaheim Shores MH Estates 1919 W. Coronet Ave., Anaheim, CA 92801 (714)774-1360	**Anaheim, CA**	264	0	13	$875-975	Have both doublewide & triplewide for sale. Need to visiti the park, as coaches are sold through Realtors.
Pacific Sunset Mobile Homes Estates, 211 S Beach Blvd, Anaheim, CA (714)995-8889	**Anaheim, CA**	133	2	a few	$975	Drive park to see what's for sale. New homes only.
Del Este Mobile Estates 1241 N. East St. Anaheim, CA 92803 (714)871-2437	**Anaheim, CA**	217	0	2	$850	Need to go around park to get info on for sale homes
Anaheim Royal Mobile Home Park, 1250 N State College Blvd. Anaheim, CA (714)535-4619	**Anaheim, CA**	103	0	Some	$800	There are some Mobile Homes for Sale, but you need to drive around the park to get info on them
Satellite Mobile Home Park, 1844 S. Haster St, Anaheim, CA (714)750-2332	**Anaheim, CA**	138	0	Maybe 1	$1,005	Coaches sold by owners, need to drive the park
Anaheim Mobile Estates, 3050 Ball Road, Anaheim, CA (714)828-6920	**Anaheim, CA**	139	0	10-15	$950	Need to drive around park to get info on for sale homes
Del Ray Mobile Home Park, 1949 S. Manchester Ave., Anaheim, CA (714)750-2240	**Anaheim, CA**	114	0	3	$775	have to drive around park to get info on Mobile homes for sale
Palm Lodge MH Estates 2627 E. La Palma Ave. Anaheim, CA 92806 (714)774-8260	**Anaheim, CA**	162	0	0	$1195-$1495	they just rent the homes they don't sale and there is no space rent just rent plus utilities
Friendly Village of Anaheim, 5815 E. La Palma Ave, Anaheim, CA (714)970-7575	**Anaheim, CA**	347	0	3	$925	3 brand new coaches. Last one being installed next week.
Western Skies MH Estates 2770 W. Lincoln Ave, Anaheim, CA 92801 (714)828-2124	**Anaheim, CA**	55	5	0	$1,030	Have 1 new coach arriving next week and Mgmt Co. bringing in 3 or 4 within a month or so. No age requirements on used homes, as long as they look in good condition.
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Golden Skies MHP 100 W. Midway Dr. Anaheim, CA 92805 **(714)778-3000**	**Anaheim, CA**	140	0	6	$975	Family park, but have to drive around park to get info on for sale homes
Rio Vista Mobile Estates 320 N. Park Vista St. Anaheim, CA 92806 **(714)630-7704**	**Anaheim, CA**	190	0	23	$1,325	3 coaches for sale that owned by the park. About 20 that are privately oned - drive the park for info.
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Walnut Creek Mobile Lodge 1735 Puente Ave. Baldwin Park, CA 91706 (626)571-6286	**Baldwin Park, CA**	30	0	1	$575	Presently only 1 for sale by owner
Holiday Lodge Mobile Home Park 661 N. Puente Ave. Baldwin Park, CA 91706 (626)338-2967	**Baldwin Park, CA**	98	0	4	$665-$765	Need to go around park to get info on for sale homes
Fountain Blue Mobile Home Park 1765 Puente Ave. Baldwin Park, CA 91706 (626)960-2525	**Baldwin Park, CA**	62	0	3	$665-$765	Family park, but have to drive around park to get info on for sale homes
Bell Mobile Home Park 4874 Gage Ave. Bell, Ca 90201 (323)560-1179	**Bell, CA**	154	0	6	$695	Drive around park to get info on for sale homes.

Mobile Home Parks Within 20 Miles

Park Name & Address	Park City	# Spaces in Park	Avail. Space	Mobiles for Sale	Space Rent	Comments
Skylark Mobile Home Park 9113 E. Rosecrans Ave.Bellflower, Ca 90706 (562) 633-5049	**Bellflower, CA**	44	0	2	$620	There are at least 2 coaches, owned by the park, for sale. There are others - for sale by owners. Need to drive the park.
Rosewood Mobile Home Park 14325 McNab Ave. Bellflower, Ca 90706 (562)867-3227	**Bellflower, CA**	99	0	1	$530	Senior park must drive around park to get info on homes for sale
Van's Mobile Home Park 8723 Artesia Blvd. Bellflower, CA 90706 310 or (562)633-4424	**Bellflower, CA**	94	0	1+		1 new coach for sale by park. Others FSBO Drive park.
Rancho Brea MH Estates 1414 W. Central Ave. Brea, CA92621 (562)697-1432	**Brea, CA**	100	0	4	$743	need to drive around park to get info on for sale homes
Bandera Estates 100 Paseo De Toner Brea, CA 92621 (714)990-1460	**Brea, CA**	176	0	2	$920	Senior park must drive around park to get info on homes for sale
Lake Park Brea 1351 Puente St. Brea, CA 92621 (714)524-6960	**Brea, CA**	343	0	9	$585-1019	Address is wrong. Visit www.manufactured-sales-today.com
Hollydale MH Estates 5700 Carbon Canyon Rd Brea, CA 92823 (714)528-7779	**Brea, CA**	134	0	3	$1300-$1400	need to go into park to get info on for sale homes
Crestmont MH Estates 1051 Site Dr. Brea, CA 92621 (714)529-4131 or 714-442-1022	**Brea, CA**	289	0	9-15	$850-995	Just developed a new section. Drive through the park to see what's for sale.
Briona Villa Mobile Estates 7711 Lincoln Buena Park, CA 90620 (714)995-3801	**Buena Park, CA**	174	0	0	$925	Drive the park for info about coaches for sale. Most are being sold, removed & replaced by new coaches
Buena Park Manor 7142 Orangethorpe Buena Park, Ca 90621 (714)522-5127	**Buena Park, CA**	84	0	6	$1,075	Each coach is being sold by a different realtor. Most are 3 bdrm.
Rancho Monte Vista, 15050 Monte Vista Ave, Chino Hills, (909)597-2511	**Chino Hills, CA**	226	6	Few	$700-$1,000	Need to set up appointment and fill out application, then they will give you space rent it varies. Need to submit the following info. To Anna Yzaguirre (951) 360-1646, used mobile homes title paper, and pictures for approval
Lake Los Serranos MHP 15111 Pipeline Ave. Chino Hills, Ca 91709 (909)627-3514	**Chino Hills, CA**	305	8	Quite a few	$775-1,075	Vacant space within park are reserved by dealers to bring in new homes only. Drive park to get info on coaches for sale.
Pembroke Downs Mobile Home Park, 12400 Cypress Avenue, Chino, Ca (909)628-0919	**Chino, CA**	163	0	4	$695	Need to drive park for info on coaches for sale.
Lamplighter Chino Mobile Home Park, 4400 Philadelphia St, Chino, CA (909)627-3514	**Chino, CA**	260	0	0		Nothing presently available within the park, either in spaces or coaches for sale.
Ramona MHP 11906 Ramona Ave. Chino Ca 91710 (909)594-0501	**Chino, CA**	48	0	0	Varies	need to speak to Mark and he was not in to get info on for sale homes you have to drive around park
El Rancho Mobile Home Park 16002 S.Atlantic Ave Compton, Ca (310)632-7555	**Compton, CA**	162	0	Some	$570	Drive the park for info about coaches for sale.
Orange Grove Mobile Home Park 19548 E. Cypress St.Covina, Ca 91724 (626)966-0811	**Covina, CA**	43	1	1	$650	Prefer new mobile home or one in very good condition.
Mobile Aire Estates 716 N. Grand Ave.Covina, CA 91724 (626)331-2717	**Covina, CA**	103	0	3	$650-850	Three coaches sold through the park.
Tumbling Waters Mobile Park 1380 N. Citrus Ave.Covina, Ca 91722 (626)331-2143	**Covina, CA**	113	0	6	$775	Have to drive around park to get info on Mobile homes for sale
Royal Palms Mobile Home Park 21210 E. Arrow Hwy Covina, Ca 91724 (626)331-4128	**Covina, CA**	167	3	12	$800	Email pictures of the used home at royalpalm@sunriseres.com, for move in approval.
Starlite Mobile Estates 1045 N. Azusa Ave. Covina, Ca 91722 (626)331-5927	**Covina, CA**	248	0	15	$750-$950	Need to drive around the park.
Arrow Glen Manor 19850 E. Arrow Hwy Covina, Ca 91724 (626)331-2432	**Covina, CA**	98	0	some	$750-850	Spoke with temporary Mgr. For more accurate info, pls call after 2/22/10 & speak with Shirely.
Rancho San Jose 21310 E.Covina Blvd. Covina,Ca 91724 (626)331-4094	**Covina, CA**	61	0	1	$800	need to drive around park to get info on for sale homes
Lincoln Center MHP 9080 Bloomfield St. Cypress, Ca 90630 (714)531-3764	**Cypress, CA**	305	0	2	$1,000-$1,150	need to drive around park to get info on for sale homes
Orange Grove Trailer Park 1331 Lakewood Blvd. Downey, Ca 90242 (562)633-0744	**Downey, CA**	49	0	0	$400	No spaces available

Mobile Home Parks Within 20 Miles

Park Name & Address	Park City	# Spaces in Park	Avail. Space	Mobiles for Sale	Space Rent	Comments
Keefer's Mobile Home Park 869 Random Lane, Duarte, CA 91010 (626) 582-8001	Duarte, CA	6	0	0	$1,050	they don't have any availabel spaces and no mobile homes for sale right now.
Tree Lane Mobile Park 1020 Bradbourne Avenue, Duarte, CA 91010 (626)358-8116	Duarte, CA	90	2	3+	$610	3 coaches for sale that owned by the park, others that are privately owned - drive the park for info - MH need to be approved by property management before move in, can be used.
Brookside Mobile Country Club 12700 Eliott Ave, El Monte CA (626)448-6727	El Monte, CA	421	30	10	Varies	Need to set up appointment and fill out application, then they will give you space rent it varies. Need to submit the following info. To Anna Yzaguirre (951) 360-1646, used mobile homes new paint on outside, title paper, and pictures for approval, also need to show $ for set up.
Capri Gardens 3541 Baldwin, El Monte, CA 91731 (626) 443-5017	El Monte, CA	57	0	1	$500	need to set up an appointment to look at the availabel homes
El Rovia Mobile Home Park 4849 Peck Rd., El Monte, CA 91732 (626) 448-4234	El Monte, CA	76	0	1	$187	need to drive around park to get info on for sale homes
Country Place MHP 1850 W. Orangethorpe Fullerton, Ca 92633 (714)680-5447	Fullerton, CA	72	1	1	$775	1 space availavle for 12x40, 1 home for sale need little work for $25,000.00.
Cedarhill Estates 2851 Rolling Hills Dr. Fullerton, Ca 92835 (714)524-5051	Fullerton, CA	281	0	1	own land	need to come into office to get info on sale homes would not give any info over the phone
Rancho Fullerton MH Estates 1201 W. Valencia Dr. Fullerton, Ca 92633 (714)871-8701	Fullerton, CA	229	1	3	$635	Senior park must drive around park to get info on homes for sale, no age requirements on home just manager approval.
Rancho La Paz MHP 501 E. Orangethorpe Ave. Fullerton, Ca 92801 (714)525-1881	Fullerton, CA	147	0	3	$635	need to drive around park to get info on for sale homes
Bonita Mobile Estates 925 Bonita Avenue.Glendora, CA 91740 (626)331-5405	Glendora, CA	80	0	4	$500	need to drive around park to get info on for sale homes
Arrowhead Mobile Park 201 E Arrow Hwy. Glendora, CA 91740 (626)963-2295	Glendora, CA	85	0	2	$925	drive around park to get info on for sale homes
Hacienda Mobile Home Park 203 S Barranca, Glendora, CA 91740 (626)335-3650	Glendora, CA	61	0	4	$550-$600	Might pull one of the homes out.
Wildwood Mobile Country Club 901 6th Ave. Hacienda Heights, Ca 91745 (626)968-2338	Hacienda Heights, CA	456	5	0	$850-$865	Need to drive around park to see homes for sale.
Friendly Village of La Habra 1001 W. Lambert Rd. La Habra, Ca 90631 (562)694-1801	La Habra, CA	329	2	Some	$800-$900	Call realtor Jean Eckenroade (562)819-3261 or (562)690-0349 for MH for sale. Not sure about used home being brought into the park
Lake Park La Habra MH 500 S Palm St. La Habra, Ca 90631 (714)992-2770	La Habra, CA	169	0	0	$800-$1,000	No spaces available
Lake Park Mobile Home Communities 13990 Imperial Hwy. La Mirada, Ca 90638 (562)921-5700	La Mirada, CA	150	0	0	$700-$800	No spaces available
Rancho La Seda Mobile Home Community 650 La Seda Rd. La Puente, CA 91744 (626) 964-8213	La Puente, CA	104	0	4	$700	One for Mid $70,000, 2 bd. For $35,000, 1 bd. For $10,000.00.
Copacabana Mobile Home Park 2717 Arrow Hwy La Verne, ca 91750 (909)593-2044	La Verne, CA	176	3	7	$450-$650	Need to drive around park to get info on for sale homes.
Kings Way Gardens 2755 Arrow Hwy La Verne, Ca 91750 (909)593-7200	La Verne, CA	176	0	15	$699	Need to drive around to get info. On home for sale, park owns a few homes that they can take out if new home is brought in.
Twin Oaks Mobile Home Park [illegible] Bradford St. La Verne, Ca 91750 (909)593-8337	La Verne, CA	331	2	12	$500-$650	Need to drive around park to see homes for sale. Used homes need to be inspected by property manager before bringing it in.
Gaillac La Verne Mobile Village [illegible] Bradford St. La Verne, Ca 91750 (909)593-3011	La Verne, CA	136	0	0	$650	No empty spaces available
Foothill Terrace Mobile Home Park 4095 Palm St. La Verne, Ca 91750 (909)593-7141	La Verne, CA	376	1	20	$600-$680	Need to talk to the realtor in park to get info. Used homes need to be inspected by property management.

Mobile Home Parks Within 20 Miles

Park Name & Address	Park City	# Spaces / # Rent	# Avail. Spaces	# Mobiles for Sale	Space Rent	Comments
Fountains Mobile Home Park 3530 Damien Ave. La Verne, Ca 91750 (909)593-3131	La Verne, CA	286	0	0	$695-$735	No empty spaces available.
La Verne Mobile Country Club 3620 W. Arrow Ave. La Verne, Ca 91750 (909)593-7317	La Verne, CA	187	0	0	$417	No empty spaces available.
Shady Lane Mobile Lodge 4138 Mission Blvd. Montclair, Ca 91763 (909)628-4874	Montclair, CA	75	1	6	$268-$310	Need to drive to see homes for sale. Used home needs to be inspected by property management.
Villa Montclair Mobile Home Park 5580 Moreno St. Montclair, Ca 91763 (909)985-2215	Montclair, CA	96	0	Need to drive & See	$440-$560	Need to drive around to get info on homes for sale.
Sunset Trailer Grove 4400 Holt Blvd. Montclair, Ca 91763 (909)399-9028	Montclair, CA	37	0	2	$600	No empty spaces available.
Hacienda Mobile Home Park 4361 E. Mission Blvd. Montclair, Ca 91763 (909)627-0095	Montclair, CA	204	0	15	$380-$605	No empty spaces available, need to drive around for sale info.
Monterey Manor MHP 11250 Ramona Ave. Montclair, Ca 91763 (909)628-7616	Montclair, CA	140	0	1	$550	Only one space for 20 x 35.
Montebello Mobile Home Park 525 S. Greenwood Ave. Montebello, Ca 90640 (323)721-4112	Montebello, CA	48 12(RV)	0	0	$425 $325 (RV)	No empty spaces available.
Imperial Village 11101 Imperial Hwy Norwalk, Ca 90651 (562)864-0044	Norwalk, CA	134	0	3	$675	Might have empty spaces in the month of March.
Del Cerro Mobile Estates 250 South Rose Dr. Placentia, Ca 92870 (714)524-3122	Placentia, CA	171	0	6	$775	Need to drive around, for MH sales info.
Hacienda MHP 401 E. Crowther Ave. Placentia, Ca 92870 (714)528-1361	Placentia, CA	107	0	?	unknown	Need to drive around, for MH sales info.
Lake Park Placentia 255 Orange Home Ave. Placentia, Ca 92870 (714)996-6200	Placentia, CA	113	0	?	$760-830	Need to drive around, for MH sales info.
Crest Mobile Manor 3727 Equation Rd. Pomona, Ca 91767 (909)593-5031	Pomona, CA	141	0	8	$546	1 space for new home, need to get info. On who will be bringing the home in.
Monterey Manor Mobile Home Park 11250 Ramona Ave. Pomona, Ca 91766 (909)628-7616	Pomona, CA	140	0	4	$500-$650	Need to drive around, for MH sales info.
Pomona Islander Mobile Home Park 3667 W. Valley Blvd. Pomona, Ca 91765 (909)595-2121	Pomona, CA	229	3	10	$600	Need to drive around, for MH sales info. Homes need to be inspected by property management.
Thunderbird Trailer Park 1761 E. Mission Blvd. Pomona, Ca 91766 (909)720-4649	Pomona, CA	61	0	1	$450	1 home for sale double wide $39,000.00, space rent starts at $450.00.
Foothill Mobile Park 402 E. Foothill Blvd. Pomona, Ca 91767 (909)621-0097	Pomona, CA	73	0	2	$650	Need to get home infor from owners.
Montclair Mobile Home Park 4161 E. Mission Blvd. Pomona, Ca 91769 (909)720-4649	Pomona, CA	45	0	2	$550	No vacant spaces.
Hacienda Mobile Home Park 4361 Mission Blvd. Pomona, Ca 91766 (909)627-0095	Pomona, CA	204	0	1	$600	No vacant spaces.
Trade Winds Mobile Estates 3107 N. San Gabriel Blvd. Rosemead, Ca 91770 (626)573-1920	Rosemead, CA	22	0	2	$770	1 home for $70,000, 2nd for $28,000.00
Rowland Mobile Home Park 1441 Paso Real Rowland Heights, Ca 91748 (626)964-5915	Rowland Heights, CA	327	0	Few	$885	Need to drive around, for MH sales info.
San Dimas Royal Mobile Home Park 301 W. Arrow Hwy San Dimas, Ca 91773 (626)332-2407	San Dimas, CA	240	0	2	$650	Space rent includes water and trash. Need to drive around to get info. On homes for sale.
Emwood Trailer Park 12211 Studebaker Rd. Santa Fe Springs, CA 90670 (562)868-3860	Santa Fe Springs, CA	60	0	1	$510	Sales office not open. No homes for sale, no spaces available.
Pioneer Villa Mobile Home Park 10801 Pioneer Blvd. South Gate, CA 90280 (562)928-3981	South Gate, CA	180	0	2	$620	Spaces for rent, need to get info. On home for sale.
Fernwood MHP 10550 Western Ave. Stanton, CA 90680 (714)828-4170	Stanton, CA	165	0	10	$950	Need to drive around, for MH sales info.

Mobile Home Parks Within 20 Miles

Park Name & Address	Park City	# Spaces In Park	Avail Space	Mobiles for Sale	Space Rent	Comments
Upland Cascade MHP 1350 San Bernardino Ave. Upland, Ca 91786 (951)360-1646	**Upland, CA**	187	2	0	$950	Need to call AnnaYzaguirre @ (951) 360-1646 / Per the assistant the following information has to be submitted to Anna for approval to move used mobile home; will need copy of Title Papers, picutres of mobile home, and banks statements to show there $15,000.00-$20,000.00 to move mobile home. Once following information is received and reviewed by Anna. She will contact if moible home is approved to be moved into desired mobile home park; if not she can provide referrals to other mobile home parks. Mailing Address to submit required info- CMS 5800 Hamner Ave., Mira Loma, CA 91752.
Diamond Bar Mobile Estates 21217 E. Washington Ave., Walnut, CA 91789 (909)594-6281	**Walnut, CA**	133	0	0	unknown	No spaces available
Walnut Creek Mobile Estates 20739 Lycoming St., Walnut, CA 91789 (909)595-2753	**Walnut, CA**	147	0	8	$689	Need to drive around, for MH sales info.
Walnut Hills Mobile Home Park 3745 Valley Blvd., Walnut, CA 91789 (909)598-6112	**Walnut, CA**	182	0	4	$775	Need to drive around, for MH sales info.
Mountain View Mobile Estates 2131 W. San Bernardino Rd., West Covina, CA 91790 (626)962-4707	**West Covina, CA**	107	0	5	$795	1 space available, need to drive by to see homes for sale.
Hacienda Trailer Rancho 11825 Washington Blvd. Whittier, CA 90606 (562)696-6042	**Whittier, CA**	57	0	0	$199-$230	No spaces available
Whittier Mobile Country Club 1955 Durham Cross Rd. Whittier, CA 90606 (562)692-2755	**Whittier, CA**	168	0	3	$510-$632	No Spaces available
Lake Park Yorba Linda 3700 Rose Dr., Yorba Linda, CA 92686 (714)524-0033	**Yorba Linda, CA**	288	0	14	$650-$750	Need to drive around, for MH sales info.
			79	229		

Legend:

	family park
	senior park

EXHIBIT "F"

PARKS ACCEPTING USED MOBILE HOMES

Parks With Vacant Spaces Accepting Used Mobile Homes

1	**Le Belle Fontaine Mobile Home Park** 200 N. Grand Ave, Anaheim, CA (714)827-2760	**Anaheim, CA**	101	1	3	$875	No	Have Mobile Homes for sale, but you have to drive around the park to get info on them. No homes older than 10 years can be brought into the park.
2	**Western Skies MH Estates** 2770 W. Lincoln Ave, Anaheim, CA 92801 (714)828-2124	**Anaheim, CA**	55	5	0	$1,030	No	Have 1 new coach arriving next week and Mgmt Co. bringing in 3 or 4 within a month or so. No age requirements on used homes, as long as they look in good condition.
3	**Rancho Monte Vista,** 15050 Monte Vista Ave, Chino Hills, 909-597-2511	**Chino Hills, CA**	226	6	Some	$700-$1,000	Yes	Need to drive the park for sale info; sales handled by coach owners/real estates agents. Need to call AnnaYzaguirre @ (951) 360-1646 / Per the assistant the following information has to be submitted to Anna for approval to move used mobile home; will need copy of Title Papers, picutres of mobile home, and banks statements to show there $15,000-$20,000 to move mobile home. Once following information is received and reviewed by Anna. She will contact if moible home is approved to be moved into desired mobile home park; if not she can provide referrals to other mobile home parks. Mailing Address to submit required info- CMS 5800 Hamner Ave., Mira Loma, CA 91752.
4	**Orange Grove Mobile Home Park** 19548 E. Cypress SLCovina, Ca 91724 (626)966-0811	**Covina, CA**	43	1	1	$650	No	Prefer new mobile home or one in very good condition.
5	**Royal Palms Mobile Home Park** 21210 E. Arrow Hwy Covina, Ca 91724 (626)331-4128	**Covina, CA**	167	3	12	$800	No	Email pictures of the used home at royalpalm@sunriseres.com, for move in approval.
6	**Pine Lane Mobile Park** 1020 Bradbourne Ave, Duarte, CA 91010 (626)358-8116	**Duarte, CA**	201	2	2	$610	No	coaches for sale that owned by the park-three that are already owned -three the park for and. MH need to approved by property management before move in can be
7	**Brookside Mobile Country Club** 12700 Eliott Ave, El Monte (626)448-6727	**El Monte, CA**	421	30	2	$1,000	No	Need to call AnnaYzaguirre @ (951)360-3591. Per the assistant the following information has to be submitted to Anna for approval to move used mobile home; will need copy of Title Papers, pictures of mobile home, and banks statements to show there $15,000-$20,000 to move mobile home. Once following information is received and reviewed by Anna. She will contact if mobile home is approved to be moved into desired mobile home park; if not she can provide referrals to other mobile home parks. Mailing Address to submit required info- CMS 5800 Hamner Ave., Mira Loma, CA 91752.
8	**Mobile Fullerton Estates** 2401 W. Orangethorpe Ave, Fullerton, CA (714)871-1	**Fullerton, CA**	200	2	2	$695	No	Sell Park Owned Homes, Some Homes Available for Sale, Some Homes Available for Rent
9	**Country Place MHP** 1850 W. Orangethorpe Fullerton, Ca 92633 (714)680-5447	**Fullerton, CA**	72	1	1	$775	No	1 space available for 12x40, no age requirements. 1 home for sale need little work for $25,000.
10	**Mission Bella Mobile Home Park** 3500 Bradbourne Ave, Duarte, CA (626)358-8116	**Duarte, CA**	201	2	2	$601-$650	No	Park Owned Homes for Sale, Some Homes Available for Rent, Rental Applications Subject to Approval by Property Management Before Move In
11	**Foothill Cascade Mobile Home Park** 4085 East Sierra Vista Ave, Fontana, CA (909)822-4	**Fontana, CA**	200	2	2	$606-$650	No	Some Park Owned Homes for Sale, Some Homes Available for Rent
12	**Shady Lane Mobile Lodge** 4138 Mission Blvd. Montclair, Ca 91763 (909)628-4874	**Montclair, CA**	75	1	6	$268-$310	Yes	1 Vacant space available for Travel Trailer, few for sale by owners. Space rent does not include utilities.Used homes considered subject to inspection and approval by management
13	**Pomona Islander Mobile Home Park** 3667 W. Valley Blvd. Pomona, Ca 91765 (909)595-2121	**Pomona, CA**	229	3	10	$600	Yes	Need to drive by the park for owners MH info., few empty spaces available - subject to inspection and approval by management
14	**Upland Cascade MHP** 1350 San Bernardino Ave. Upland, Ca 91786 (951)360-1646	**Upland, CA**	187	2	0	$950	Yes	Need to drive the park for sale info; sales handled by coach owners/real estate agents. Need to call AnnaYzaguirre @ (951) 360-1646 / Per the assistant the following information has to be submitted to Anna for approval to move used mobile home; will need copy of Title Papers, picutres of mobile home, and banks statements to show there $15,000-$20,000 to move mobile home. Once following information is received and reviewed by Anna. She will contact if moible home is approved to be moved into desired mobile home park; if not she can provide referrals to other mobile home parks. Mailing Address to submit required info- CMS 5800 Hamner Ave., Mira Loma, CA 91752.
	Total			59				

EXHIBIT "G"

MOBILE HOMES FOR SALE

Mobile Homes for Sale

No	Address	City	Price	Beds	Bath	Sq Ft
1	12700 Elliott Ave 84	El Monte	$8,000	2	2	960
2	1630 S Barranca Ave 26	Glendora	$13,000	2	1	
3	12700 Elliott 273	El Monte	$14,944	3	1	
4	1380 N Citrus G16	Covina	$16,990	2	1	
5	1020 Bradbourne 51	Duarte	$20,000	2	2	1,040
6	201 E Arrow Hwy 3	Glendora	$20,000	2	1	
7	21210 E Arrow Hwy 89	Covina	$20,500	2	1	672
8	1245 W Cienega Blvd 150	San Dimas	$21,000	2	2	
9	630 South Maple Avenue 19	Montebello	$22,900	1	1	528
10	12700 Elliott Ave 221	El Monte	$24,000	2	2	1,440
11	12700 Elliott Ave 165	El Monte	$24,000	3	2	
12	1020 Bradbourne 85	Duarte	$25,000	2	1	
13	21210 E Arrow Hwy 18	Covina	$25,000	2	2	1,040
14	21210 E Arrow Hwy 152	Covina	$25,000	2	2	1,140
15	1630 S Barranca Ave 163	Glendora	$25,000	2	2	800
16	1020 S Mountain Ave 23	Monrovia	$27,500	2	1	960
17	21210 E Arrow Hwy 142	Covina	$28,500	2	2	1,060
18	12700 Elliott Avenue 95	El Monte	$29,000	3	2	1,152
19	1245 W Cienega Ave 188	San Dimas	$30,000	2	2	
20	1630 S Barranca Ave 84	Glendora	$30,000	2	2	1,200
21	3620 Moreno Ave 3	La Verne	$30,000	2	2	960
22	630 South Maple Avenue 13	Montebello	$30,000	2	2	600
23	3530 Damien 248	La Verne	$31,900	2	2	1,120
24	12700 Elliott 367	El Monte	$32,000	2	2	
25	801 W Covina Blvd 130	San Dimas	$32,000	2	1	
26	1765 N Puente 15	Baldwin Park	$33,500	2	1	
27	10484 Valley Blvd 4	El Monte	$34,900	2	1	
28	2717 Arrow Hwy 67	La Verne	$35,000	3	2	
29	840 E Foothill Blvd 60	Azusa	$35,000	2	1	880
30	201 E Arrow Highway 83	Glendora	$35,000	2	2	1,060
31	716 North Grand Avenue E8	Covina	$35,000	3	1	780
32	12700 Elliott Ave 73	El Monte	$36,000	3	2	0
33	2717 Arrow Hwy 2	La Verne	$38,000	2	2	1,056
34	1630 South Barranca 24	Glendora	$39,500	2	2	1,200
35	716 N Grand Ave G-1	Covina	$39,900	2	1	
36	3745 Valley Blvd 139	Walnut	$39,990	3	2	1,440
37	1630 S Barranca 40	Glendora	$40,000	2	2	1,368
38	3530 Damien 90	La Verne	$42,000	2	2	
39	1245 W Cienega 79	San Dimas	$43,000	2	2	
40	208 S Barranca Ave 59	Glendora	$45,000	2	1	800
41	17350 E Temple Ave 304	La Puente	$45,000	3	2	1,440
42	1035 E Huntington Dr 54	Monrovia	$45,000	1	1	960
43	17350 E Temple Ave 217	La Puente	$45,000	3	2	1,440
44	346 N. Sunset Ave 168	La Puente	$45,000	1	1	
45	1045 N Azusa Ave 230	Covina	$45,000	2	2	
46	4800 North Daleview Ave 68	El Monte	$45,000	2	2	1,120
47	3107 San Gabriel Blvd 21	Rosemead	$45,888	2	1	
48	19850 E Arrow Hwy E12	Covina	$47,000	3	2	

Mobile Homes for Sale

No	Address	City	Price	Beds	Bath	Sq Ft
49	17350 E Temple Ave 158	La Puente	$48,000	2	2	1,440
50	17350 E Temple Ave 67	La Puente	$49,000	2	2	1,440
51	2131 W San Bernardino Rd 37	West Covina	$49,000	2	2	1,040
52	17350 Temple 476	La Puente	$49,000	2	2	1,244
53	17350 Temple Ave 139	La Puente	$49,900	2	2	1,000
54	1045 N Azusa Ave 251	Covina	$49,900	2	2	800
55	208 S Barranca Ave 56	Glendora	$49,999	2	2	1,320
56	1045 N Azusa Ave 64	Covina	$50,000	3	1	960
57	17350 E Temple Ave 89	La Puente	$52,000	3	2	1,071
58	17350 E Temple Ave 485	La Puente	$52,000	2	2	
59	21210 E Arrow Hwy 119	Covina	$52,000	3	2	1,120
60	17350 E Temple Ave 181	La Puente	$52,500	2	2	1,296
61	1045 N Azusa Ave 143	Covina	$53,000	3	2	1,012
62	1635 W Covina Blvd 83	San Dimas	$53,900	2	2	1,000
63	208 S Barranca Ave 44	Glendora	$54,700	2	2	1,440
64	4095 Fruit St 159	La Verne	$54,900	2	2	1,440
65	21210 E Arrow Hwy 107	Covina	$56,900	3	2	1,040
66	21310 E Covina Blvd 50	Covina	$57,000	2	2	1,248
67	1630 S Barranca Ave 60	Glendora	$57,000	2	2	1,296
68	2755 Arrow Hwy 111	La Verne	$57,900	2	2	
69	17350 Temple Ave 365	La Puente	$59,000	2	2	1,440
70	3033 Valley Blvd 84	West Covina	$59,000	3	2	1,440
71	17350 E Temple Ave 48	La Puente	$59,000	2	2	1,440
72	1630 W Covina Blvd 23	San Dimas	$59,000	3	2	1,237
73	21010 E Arrow Hwy 4	Covina	$59,000	3	2	1,200
74	17350 East Temple Ave 468	La Puente	$59,000	3	2	1,296
75	17350 East Temple Ave 43	La Puente	$59,000	3	2	1,248
76	830 South Azusa Avenue 11	Azusa	$59,000	2	2	880
77	925 W Bonita 41	Glendora	$59,500	2	2	800
78	21217 E Washington St 97	Walnut	$59,800	2	2	1,440
79	650 La Seda Rd 3b	La Puente	$59,900	2	2	
80	1630 W Covina Blvd 26	San Dimas	$59,900	2	2	1,152
81	4095 Fruit St 114	La Verne	$59,900	2	2	1,344
82	20739 Lycoming St 47	Walnut	$59,900	3	2	1,344
83	201 E Arrow Hwy 74	Glendora	$59,900	3	2	1,248
84	4849 Peck Rd 73	El Monte	$60,000	2	2	1,440
85	19850 E Arrow Hwy F2	Covina	$60,000	3	2	
86	3945 Bradford St 21	La Verne	$60,000	2	2	1,440
87	4095 Fruit 930	La Verne	$62,000	2	2	1,440
88	17350 E Temple Ave 77	La Puente	$64,900	2	2	1,440
89	1630 W Covina Blvd 95	San Dimas	$64,900	3	2	1,221
90	201 E Arrow Hwy 48	Glendora	$65,000	2	2	1,104
91	201 E Arrow Hwy 35	Glendora	$68,000	3	2	1,248
92	1045 N Azusa 58	Covina	$69,000	3	2	1,019
93	17350 E Temple Ave 312	La Puente	$69,000	2	2	1,440
94	201 W Arrow Hwy 65	Glendora	$69,000	2	2	
95	1205 W Cypress Ave 238	San Dimas	$69,900	3	2	1,248
96	17350 E Temple Ave 239	La Puente	$72,000	3	2	1,536

Mobile Homes for Sale

No	Address	City	Price	Beds	Bath	Sq Ft
97	17350 E Temple Ave 155	La Puente	$72,000	2	2	1,440
98	1245 W Cienaga 223	San Dimas	$74,500	2	2	
99	21210 E Arrow Hwy 40	Covina	$75,000	3	2	
100	3033 Valley Blvd 74	West Covina	$75,000	2	2	1,344
101	1045 N Azusa Ave 151	Covina	$79,000	3	2	1,040
102	1205 Cypress St 94	San Dimas	$79,000	2	2	1,536
103	3530 Damien 290	La Verne	$82,500	2	2	
104	1205 W Cypress 17	San Dimas	$84,000	3	2	1,334
105	17350 E Temple Ave 98	La Puente	$84,900	3	2	1,500
106	17350 E Temple Ave 171	La Puente	$85,000	3	2	
107	1380 N Citrus Ave C3	Covina	$85,000	3	2	960
108	21217 Washington Ave 36	Walnut	$85,000	2	2	
109	650 S La Seda Rd 10	La Puente	$85,000	3	2	
110	3530 Damien Ave 288	La Verne	$87,500	2	2	1,700
111	17350 E Temple Ave 453	La Puente	$88,000	3	2	1,120
112	3800 Bradford St 302	La Verne	$88,900	2	2	1,382
113	1735 Puente Ave 15	Baldwin Park	$90,000	3	2	1,200
114	21210 E Arrow Hwy 8	Covina	$92,000	3	2	1,100
115	21210 E Arrow Hwy 108	Covina	$92,000	2	2	1,040
116	3745 Valley Blvd 178	Walnut	$95,000	3	2	1,904
117	17350 E Temple Ave 51	La Puente	$97,500	3	2	1,248
118	3800 Bradford St 22	La Verne	$99,900	2	2	2,176
119	3033 Valley Blvd 123	West Covina	$99,999	3	2	1,680
120	1245 West Cienega Ave 140	San Dimas	$100,000	2	2	1,440
121	1635 W Covina Blvd 34	San Dimas	$105,000	3	2	1,248
122	21210 E Arrow Hwy 30	Covina	$108,000	3	2	1,200
123	17350 E Temple Ave 279	La Puente	$110,000	3	2	1,440
124	21210 East Arrow Hwy 84	Covina	$119,000	3	2	1,136
125	1245 W Cienega Ave 120	San Dimas	$124,000	2	2	1,680
126	3800 Bradford St 42	La Verne	$130,000	3	3	1,440
127	17350 East Temple Ave 400	La Puente	$139,900	3	2	1,620

EXHIBIT "H"

CONDOMINIUM UNITS FOR SALE

Condominiums for Sale

No.	Address	City	Price	Beds	Bath	Sq Ft
1	1025 West Huntington Drive E	Arcadia	$149,000	2	3	1,179
2	812 Cinnamon Ln 30	Duarte	$169,900	2	1	895
3	2660 Lake Ave 2	Altadena	$199,000	1	1	661
4	343 West Central Avenue A	Monrovia	$209,900	2	2	1,013
5	845 Cinnamon Ln	Duarte	$227,000	2	2	993
6	1304 Mountain Avenue 201	Duarte	$229,900	2	2	964
7	315 S Alamansor St 6	Alhambra	$245,000	1	1	759
8	1830 Huntington Drive 14	Duarte	$250,000	2	3	1,060
9	999 E Valley blvd	Alhambra	$258,000	1	1	834
10	5536 Welland AV 9	Temple City	$259,000	2	1	880
11	2680 Lake Ave 7	Altadena	$269,000	1	1	788
12	874 Cinnamon Ln 62	Duarte	$275,000	2	1	895
13	210 N Atlantic Blvd C	Alhambra	$285,000	3	2	1,212
14	5632 N Gladys Ave D	San Gabriel	$298,000	2	2	772
15	580 W Main St 218	Alhambra	$299,000	2	2	737
16	2422 Birch St C	Alhambra	$309,900	3	3	1,386
17	752 West Foothill Boulevard	Monrovia	$310,000	2	2	1,174
18	330 North Chapel Avenue 215	Alhambra	$310,000	2	2	919
19	521 W Duarte Dr C	Monrovia	$315,000	3	3	1,236
20	1122 W Huntington Dr 5	Arcadia	$319,000	[redacted]	2	909
21	112 N Atlantic Blvd A	Alhambra	$328,000	2	2	1,005
22	1330 S Mayflower Ave L	Monrovia	$328,900	2	3	1,022
23	1621 S 3rd St 3	Alhambra	$329,000	2	2	960
24	333 W Duarte Rd B	Monrovia	$330,000	2	1	1,065
25	626 S 6th St 7	Alhambra	$330,000	4	3	1,185
26	117 W Marshall St D	San Gabriel	$335,000	2	2	917
27	580 W Main St. 316	Alhambra	$338,000	2	2	806
28	845 E Foothill Blvd J	Monrovia	$339,000	2	2	1,117
29	551 Linwood AV E	Monrovia	$339,900	2	2	1,395
30	904 Swiss Trails	Duarte	$340,000	2	3	1,440
31	210 E Walnut Ave A	Monrovia	$349,000	3	3	1,407
32	109 N 4th St 309	Alhambra	$349,000	2	2	964
33	749 W Camino Real Ave A	Arcadia	$349,000	3	3	1,478
34	1124 West Huntington Drive 2	Arcadia	$350,000	3	2	1,236
35	1020 S Marengo Ave 3	Alhambra	$355,000	4	3	1,260
36	1128 W Duarte Rd Q	Arcadia	$356,000	2	2	1,090
37	777 E Valley Blvd 129	Alhambra	$358,000	2	2	1,100
38	530 Fairview Ave 12	Arcadia	$358,000	2	2	1,253
39	21 Palmetto Dr E	Alhambra	$360,000	3	3	1,200
40	200 N 5th St 108	Alhambra	$360,000	2	2	1,022
41	582 W Huntington Dr L	Arcadia	$369,000	2	2	1,077
42	1522 S Baldwin Ave 14	Arcadia	$375,000	2	3	1,067
43	129 S Marguerita Ave 6	Alhambra	$375,000	3	3	1,359
44	88 E Bay State St 3b	Alhambra	$378,000	2	3	1,670
45	812 S Stoneman Ave F	Alhambra	$378,000	3	3	1,420
46	585 W Duarte Rd 30	Arcadia	$379,000	2	2	1,191
47	106 N Chapel Ave 14	Alhambra	$385,000	3	3	1,592
48	138 Alta St B	Arcadia	$389,000	2	3	1,008
49	1522 S Baldwin Ave 17	Arcadia	$390,000	2	3	1,074
50	131 S Atlantic Blvd C	Alhambra	$390,000	3	3	1,211
51	907 W Mission Rd A	Alhambra	$395,000	3	3	1,213
52	511 E Live Oak Ave 13	Arcadia	$395,000	2	3	1,307
53	1128 Duarte Road J	Arcadia	$395,000	2	2	1,320
54	535 W Duarte Rd 1	Arcadia	$398,000	2	2	1,191
55	930 Oceanview Ave B	Monrovia	$398,000	3	3	1,501
56	2411 S Baldwin Ave D	Arcadia	$398,000	2	3	1,031
57	218 N Marguerita Ave B	Alhambra	$398,500	3	3	1,454
58	100 N Electric Ave 14	Alhambra	$399,000	2	3	1,264
59	400 S Garfield Ave 1	Alhambra	$399,000	3	3	1,572
60	445 W Duarte Rd 1	Arcadia	$399,000	2	2	1,064
61	712 S Sierra Vista Ave A	Alhambra	$399,990	3	3	1,321
62	25 N 4th St D	Alhambra	$408,000	3	3	1,424

Condominiums for Sale

No.	Address	City	Price	Beds	Bath	Sq Ft
63	1231 S Golden West Ave 30	Arcadia	$418,000	2	2	1,053
64	736 Southview Rd 2	Arcadia	$419,000	2	2	1,290
65	211 E Commonwealth Ave	Alhambra	$425,000	3	3	1,367
66	215 E Commonwealth Ave D	Alhambra	$428,000	3	3	1,367
67	9605 Longden Ave	Temple City	$438,000	2	2	1,220
68	431 E Mission Rd 51	Alhambra	$438,000	2	3	1,540
69	810 S Canyon Blvd E	Monrovia	$438,000	3	3	1,552
70	78 E Bay State St 1B	Alhambra	$445,000	2	3	1,650
71	1309 Stevens Ave C	San Gabriel	$445,000	3	3	1,332
72	1309 Stevens Ave G	San Gabriel	$445,000	3	3	1,334
73	1708 S 6th St 6	Alhambra	$448,000	3	3	1,485
74	1102 Fairview Ave D	Arcadia	$449,000	3	2	1,573
75	903 W Mission Rd B	Alhambra	$449,000	2	3	1,422
76	88 E Bay State St 1d	Alhambra	$449,800	2	3	1,650
77	5239 Village Circle	Temple City	$454,000	3	3	1,423
78	228 S Olive Ave A219	Alhambra	$458,000	3	2	1,200
79	5235 Rosemead Blvd C	San Gabriel	$465,000	4	3	1,786
80	1140 E Arcadia Ave 000E	Arcadia	$467,000	2	3	1,390
81	653 Fairview Ave 4	Arcadia	$468,000	2	3	1,320
82	1102 La Cadena Ave 5	Arcadia	$468,000	[illegible]	3	1,599
83	9407 Duarte Rd 1/2	San Gabriel	$468,000	2	3	1,413
84	309 S Arroyo Dr D	San Gabriel	$473,000	3	3	1,495
85	1136 Arcadia Ave F	Arcadia	$478,000	3	3	1,524
86	121 S Walnut Grove	San Gabriel	$485,000	3	3	1,640
87	5241 Rosemead Blvd B	San Gabriel	$489,500	3	3	1,786
88	205 N Palm Ave A	Alhambra	$490,000	3	3	1,550
89	1820 8th St 19	Monrovia	$490,000	3	3	1,632
90	45 Alice St H	Arcadia	$498,000	2	3	1,475
91	9012 E Fairview Ave D	San Gabriel	$499,000	3	3	1,379
92	505 E Live Oak St F	San Gabriel	$499,000	4	3	1,516
93	1504 South Palm Avenue	Alhambra	$515,000	2	1	1,284
94	928 Arcadia Ave 107	Arcadia	$519,000	2	3	1,460
95	9012 E Fairview Ave A	San Gabriel	$528,000	3	3	1,403
96	245 S Pine St F	San Gabriel	$529,000	3	4	1,660
97	6039 Primrose Ave	Temple City	$538,000	3	3	1,526
98	89 E Commonwealth Ave 1M	Alhambra	$540,000	3	3	2,000
99	503 W Duarte Rd 3	Arcadia	$548,888	2	3	2,065
100	447 Fairview Ave 3	Arcadia	$549,000	3	3	1,838
101	1960 New Ave B	San Gabriel	$559,900	3	3	2,113
102	68 E Bay State St 1C	Alhambra	$570,000	3	3	2,040
103	816 Fairview Avenue F	Arcadia	$575,000	3	3	1,889
104	150 Diamond St D	Arcadia	$585,000	4	3	1,983
105	247 S Arroyo Dr 4	San Gabriel	$588,000	3	4	2,231
106	4825 Arden	Temple City	$598,000	4	3	1,579
107	4827 Arden	Temple City	$598,000	4	3	1,579
108	4829 Arden	Temple City	$598,000	4	3	1,579
109	126 Fano St B	Arcadia	$598,000	3	3	1,429
110	32 Diamond St D	Arcadia	$598,888	4	3	2,044
111	101 Esperanza Ave B	Sierra Madre	$599,000	3	3	1,787
112	1115 Arcadia Ave D	Arcadia	$599,000	3	3	1,961
113	166 California St D	Arcadia	$599,800	4	3	2,048
114	1014 Fairview Ave 7	Arcadia	$618,000	2	3	2,333
115	5328 McCulloch Ave B	Temple City	$628,000	3	3	1,704
116	5328 McCulloch Ave C	Temple City	$628,000	3	3	1,704
117	5328 McCulloch Ave D	Temple City	$628,000	3	3	1,704
118	5328 McCulloch Ave E	Temple City	$628,000	3	3	1,704
119	5328 Mcculloch Ave A	Temple City	$628,000	3	3	1,768
120	5312 Mcculloch Ave	Temple City	$639,000	4	3	2,380
121	1008 Arcadia Ave D	Arcadia	$659,000	3	3	2,091
122	6159 Temple City Blvd	Temple City	$668,000	4	4	2,020
123	140 Genoa St	Arcadia	$698,000	3	3	1,569
124	152 El Dorado St B	Arcadia	$698,000	3	3	1,505

Condominiums for Sale

No.	Address	City	Price	Beds	Bath	Sq Ft
125	331 Diamond St B	Arcadia	$698,000	3	3	1,997
126	156 El Dorado St A	Arcadia	$708,000	3	3	1,460
127	19 Genoa St B	Arcadia	$738,000	3	4	1,643
128	57 Alice St G	Arcadia	$738,000	3	3	2,014
129	49 E Colorado Blvd 5	Arcadia	$750,000	3	3	2,123
130	527 S 5th Ave C	Arcadia	$798,000	3	3	2,200

EXHIBIT "I"

COUNTY OF LOS ANGELES RENT LIFTS SUMMARY

Los Angeles County Code Title 8, Chapter 8.57.300
Mobilehome Impact Report - Summary of Relocation Benefits
CPI Increase by 59.7% as of December 2009 from January 1991

Category	Benefit			Potential Supplemental Benefits
Basic Flat Fee	$9,580	+	$3,195	Doublewide unit move within 50 miles
		+	$6,390	Triplewide unit move within 50 miles
		+	$3,995	Move over 50 miles
		+	$800	Disabled Resident
		+	$960	Qualified Resident*
		+	$2,875	Qualified Resident* Move to Conv. Housing
Exception A (Unit under 320 sq. ft.)	$3,355	+	$1,120	Move 20 to 50 miles
		+	$2,395	Move over 50 miles
		+	$800	Disabled Resident
		+	$640	Qualified Resident*
		+	$5,270	Move to Conv. Housing if unit cannot move
Exception B (Original purchase price $43,120 to $95,820 with outstanding mortgage)	Up to $25,555			Includes up to $15,970 for outstanding mortgage, plus basic benefit, plus any qualifying Supplemental Benefits
Exception C (Original purchase price over $95,820 with outstanding mortgage and cannot move within 50 miles)	TBD			Includes any qualifying Supplemental Benefits and the greater of 1) $11,980 plus Basic Benefit plus up to $15,970 for outstanding mortgage, or 2) 60% of the difference between on-site and off-site value
Other	$1,600			Recreational Vehicle (Motorhome, Camper, Fifth Wheel)
	$1,600			Renter
	$2,075			Minimum payment if Benefits waived for a Mobilehome Owner
	$0.00			Minimum payment if Benefits waived for Tenant

Notes:

- Qualified Resident may waive Option to Elect Move to Conventional Housing
- The increase from 1991 was calculated based on the US Department of Labor-Bureau of Labor Statistics Los Angeles-Riverside-Orange County, CA Consumer Price Index – All Urban Consumers – All Items, Jan 1991 = 140.0, Dec 2009 = 223.643, CPI increase = 59.7%

* Qualified Resident

(a) Very Low Income; or
(b) Low Income Senior Citizen (62); or
(c) Low Income and Disabled per Federal Regulations

EXHIBIT "A"

SUMMARY BENEFIT WORKSHEET

SUMMARY BENEFIT WORKSHEET

Name: _____
Address: _____
Space #: _____

Benefit Category		Amount	Y/N	Benefit
Basic & Supplemental Benefits				
Basic Flat Fee		$9,580.00		
Doublewide move within 50 miles		$3,195.00		
Triplewide move within 50 miles		$6,390.00		
Move over 50 miles		$3,995.00		
Disabled Resident		$800.00		
Qualified Resident*		$960.00		
Qualified Resident* Move to Conv. Housing		$2,875.00		
Exception A *(Unit <320 s.f.)*		$3,355.00		
Move 20 to 50 Miles		$1,120.00		
Move over 50 miles		$2,395.00		
Disabled Resident		$800.00		
Qualified Resident*		$640.00		
Move to Conv. Housing if unit cannot move		$5,270.00		
Exception B (Original purchase price $43,120 to $95,820 with outstanding mortgage and cannot move within 50 miles)		See Notes		
Exception C (Original purchase price over $95,820 with outstanding mortgage and cannot move within 50 miles)		See Notes		
Other				
Recreational Vehicle		$1,600.00		
Renter		$1,600.00		
Benefits waived if mobilehome owner		$2,075.00		
Benefits waived if tenant		$0.00		
Total Summary Benefit				$0.00
Notes:				

Agreed:

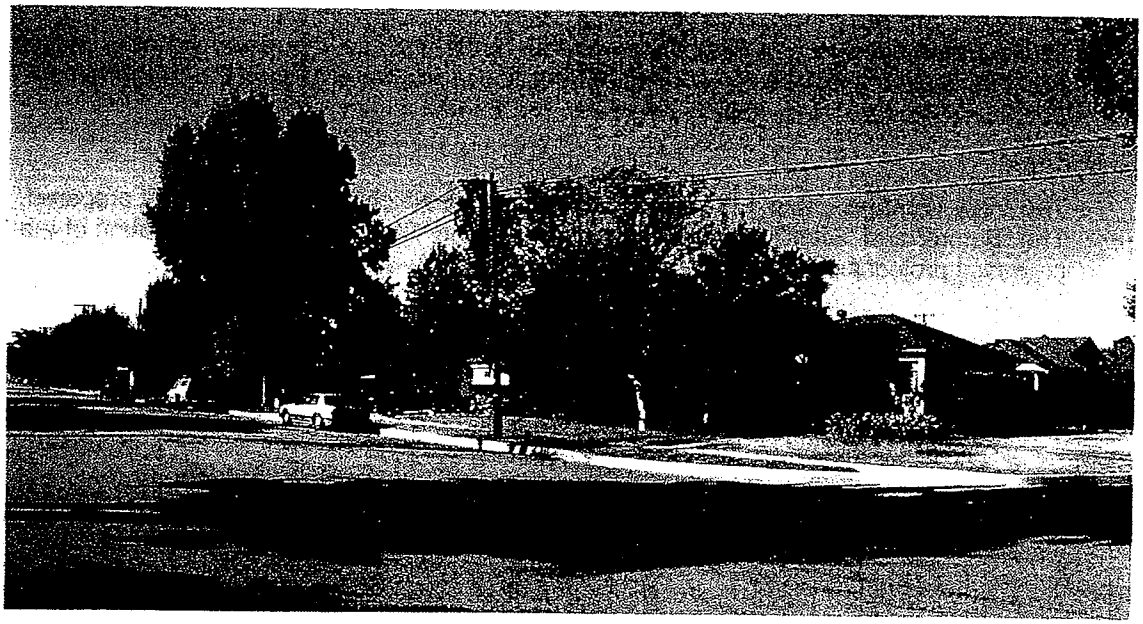
*Qualified Resident

(a) Very Low Income; or
(b) Low Income SeniorCitizen (62); or
(c) Low Income and Disabled per Federal Regs.

_____
Approved:

_____

Mayflower Ave. View



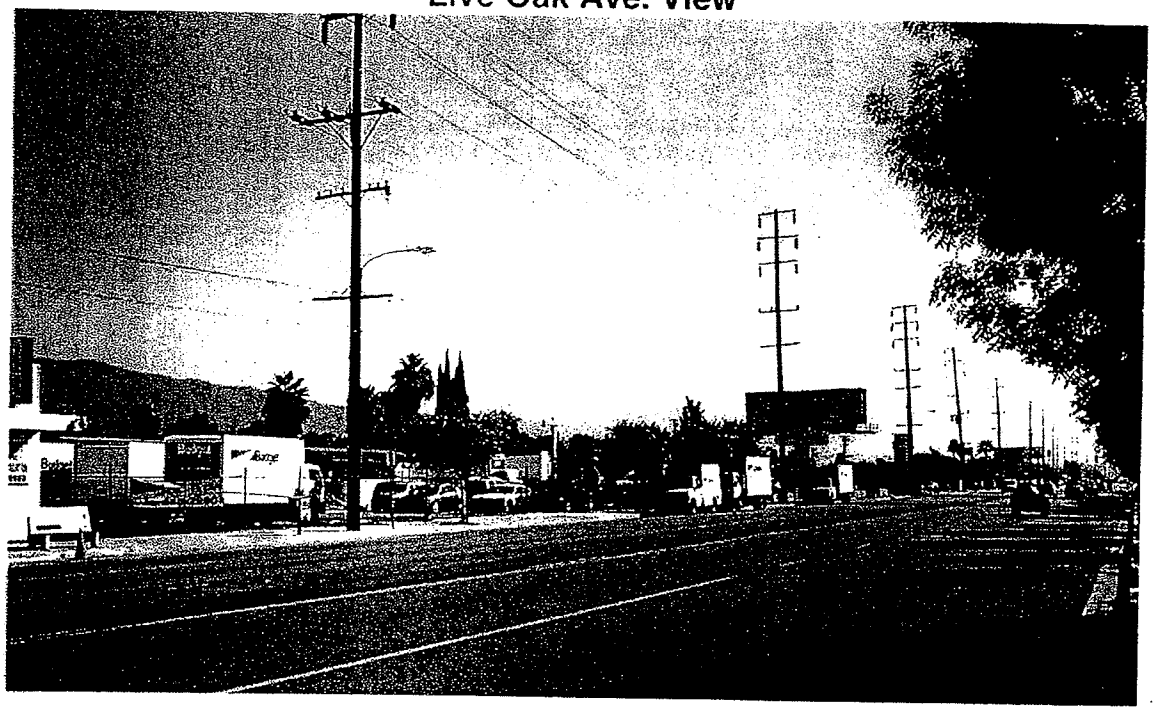
View A1
"Before"

- Looking south and east from intersection of Mayflower Ave. and Birchcroft St. (250 –ft.)
- Red lines extending across Mayflower Ave illustrate north and south edge of project.
- Residential back and side onto the project.
- Power lines to remain.

View A2
"After"

- Existing landscaping and mobile homes on 4241 removed.
- Existing trees within Mayflower Ave. right-of-way to be retained as determined by DPW.

Live Oak Ave. View



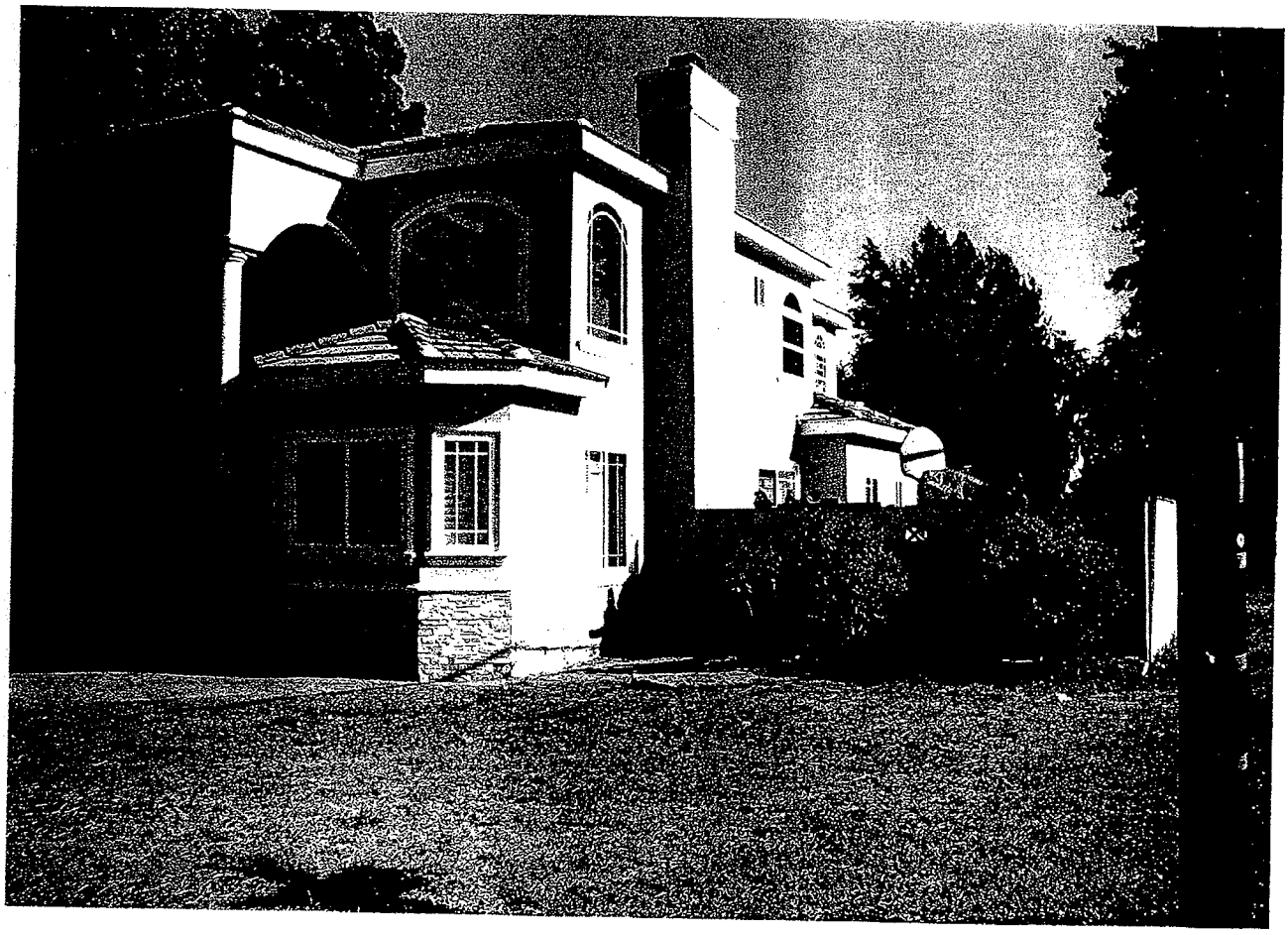
View B1
"Before"

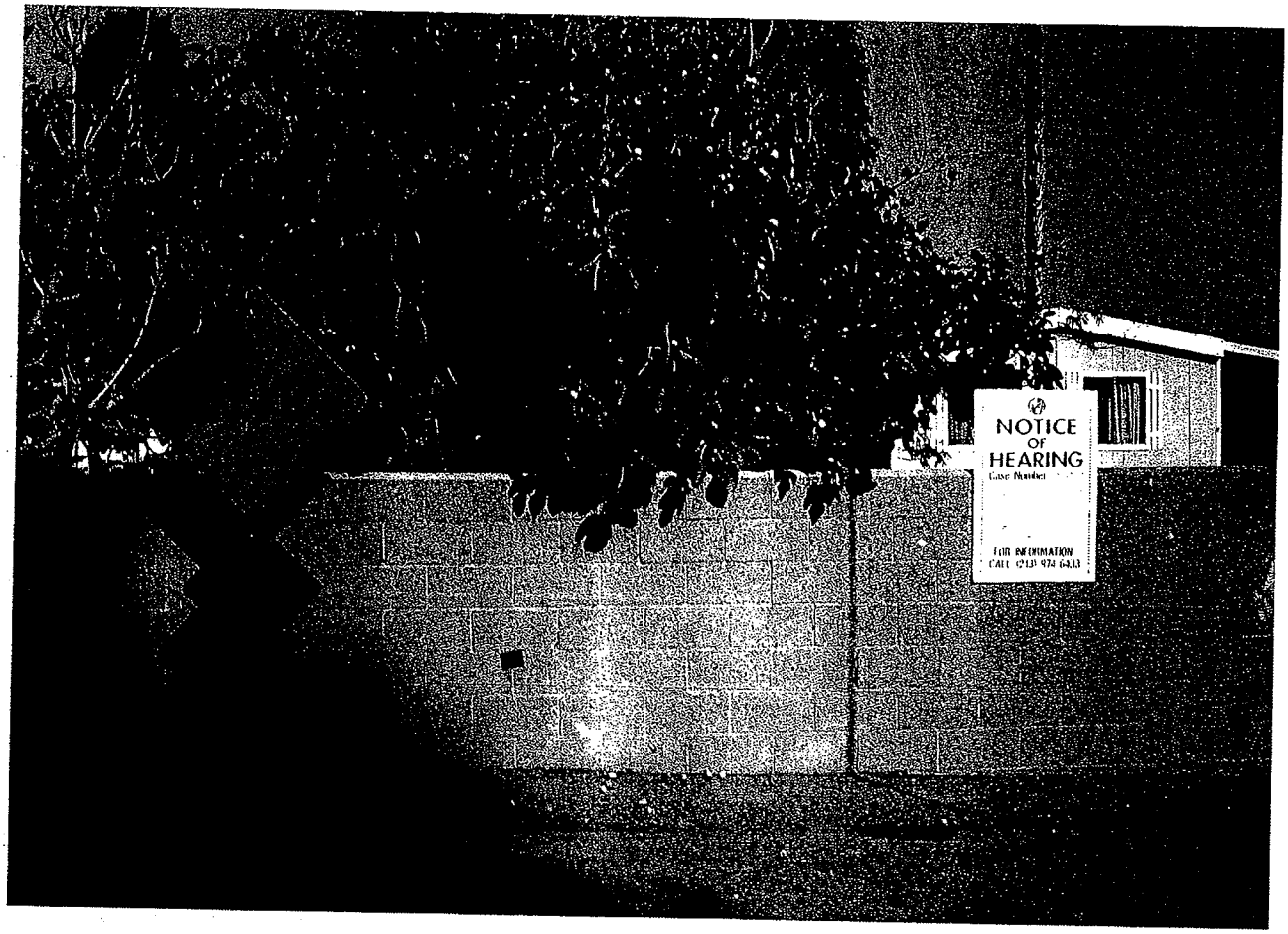
- Looking north and west from intersection of Live Oak Ave. and 10th St. (350 ft.)
- Red lines extending across Live Oak Ave. illustrate west and east edge of 4241
- Existing outdoor truck rental retail not part of project.
- Existing Billboard not part of project.
- Live Oak Ave. improved with pavement, curb, gutter, sidewalk, and SCE power lines.

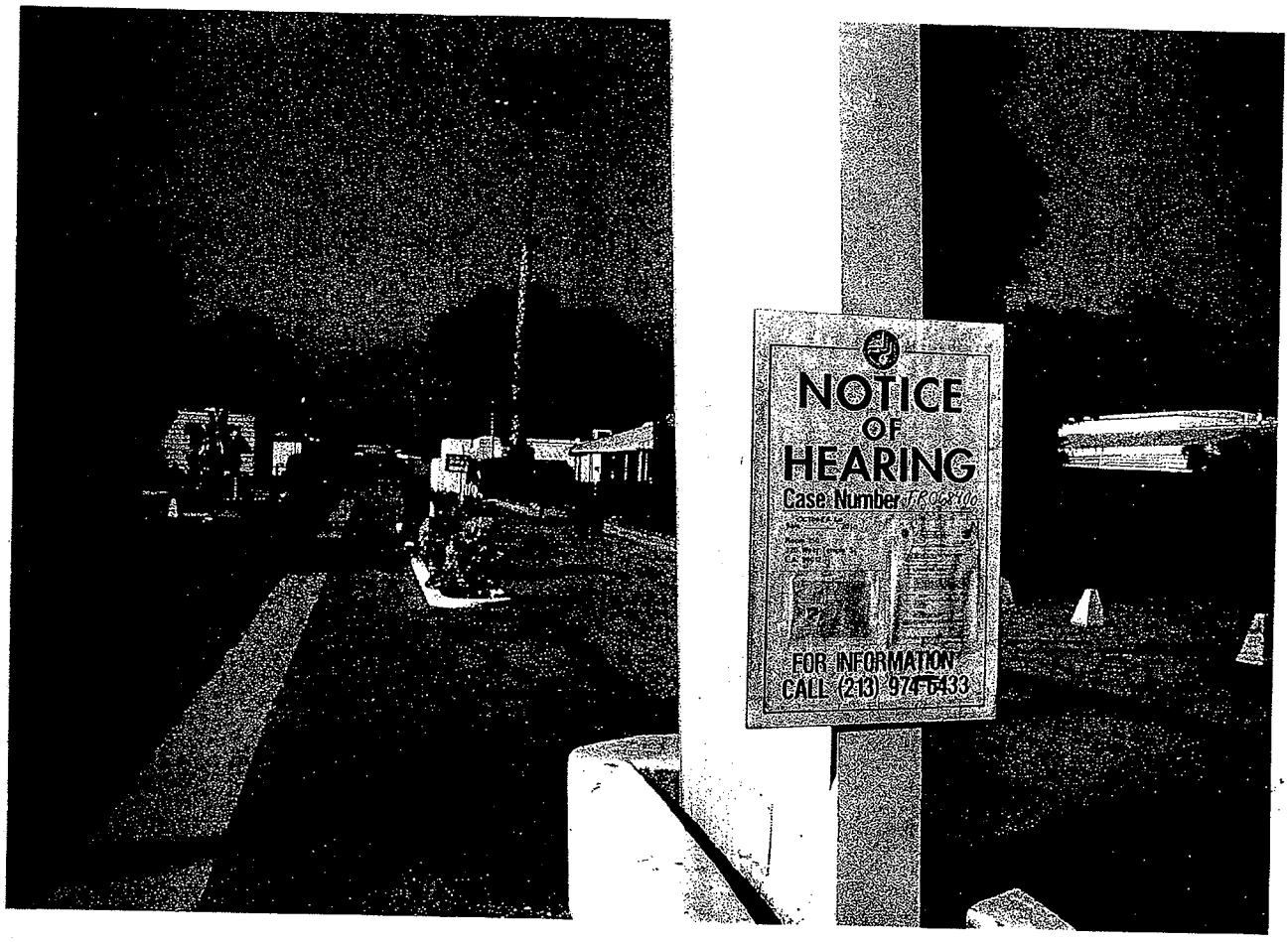
DRAFT SUBJECT TO CHANGE

View B2
"After"

- SCE to remove power lines as part of master plan.
- Landscaping for illustrative purposes.




NOTICE
OF
HEARING
Case Number
FOR INFORMATION
CALL (213) 974-6233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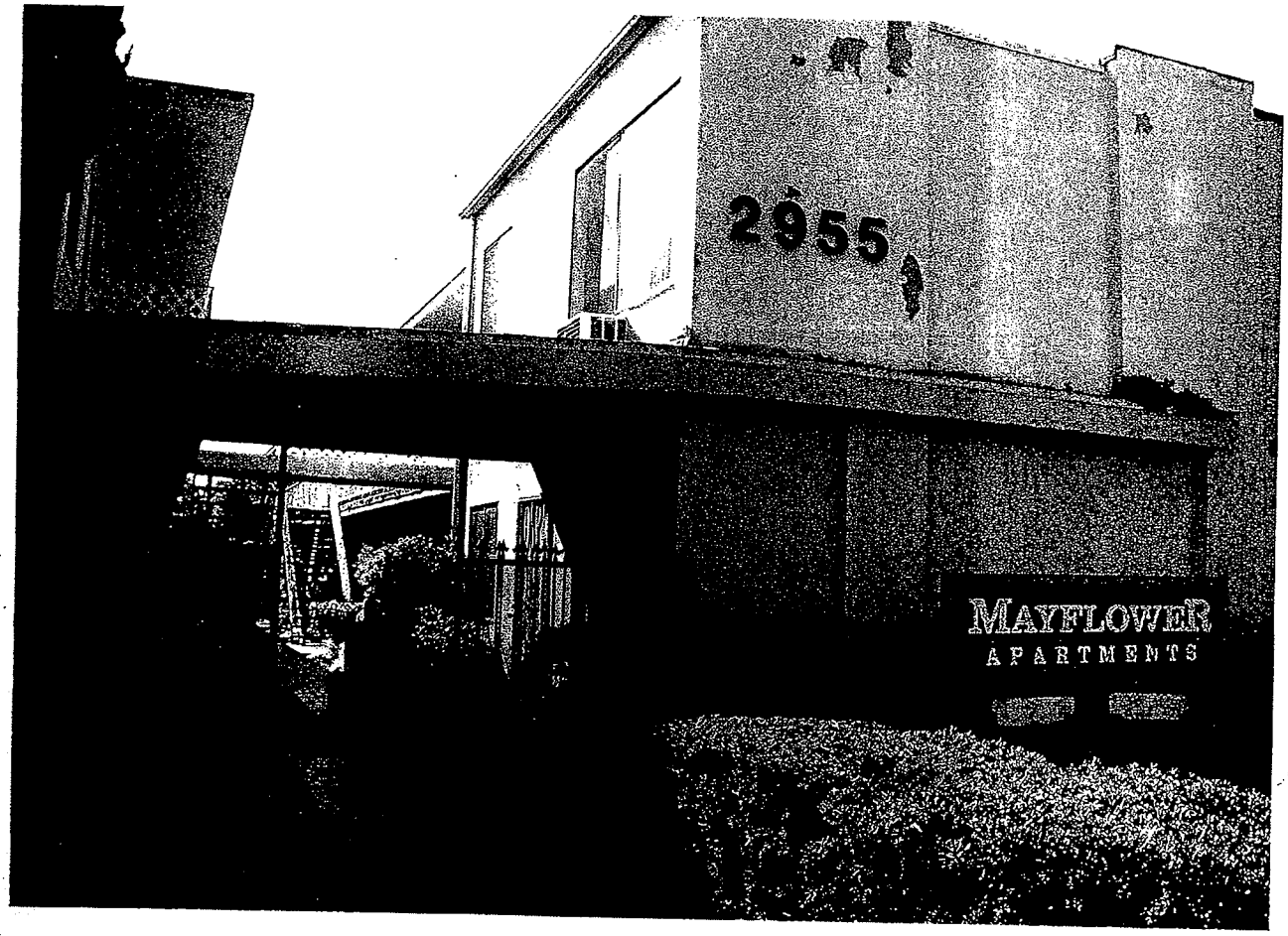
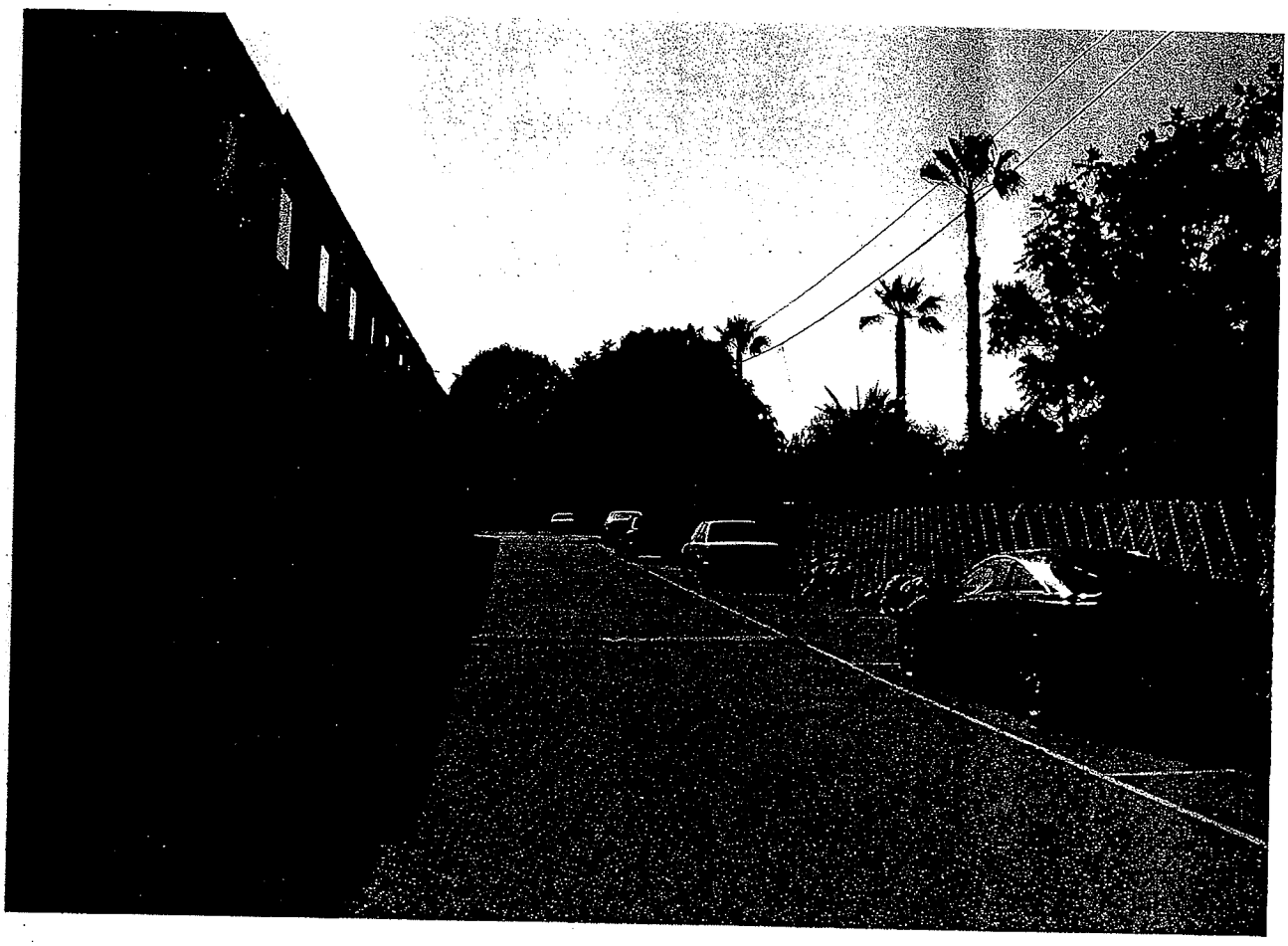
OF
HEARING
Case Number
FOR INFORMATION
CALL (213) 974-6433

ERCO & SONS
CONSTRUCTION


2955
MAYFLOWER
APARTMENTS



NOTICE
OF
HEARING
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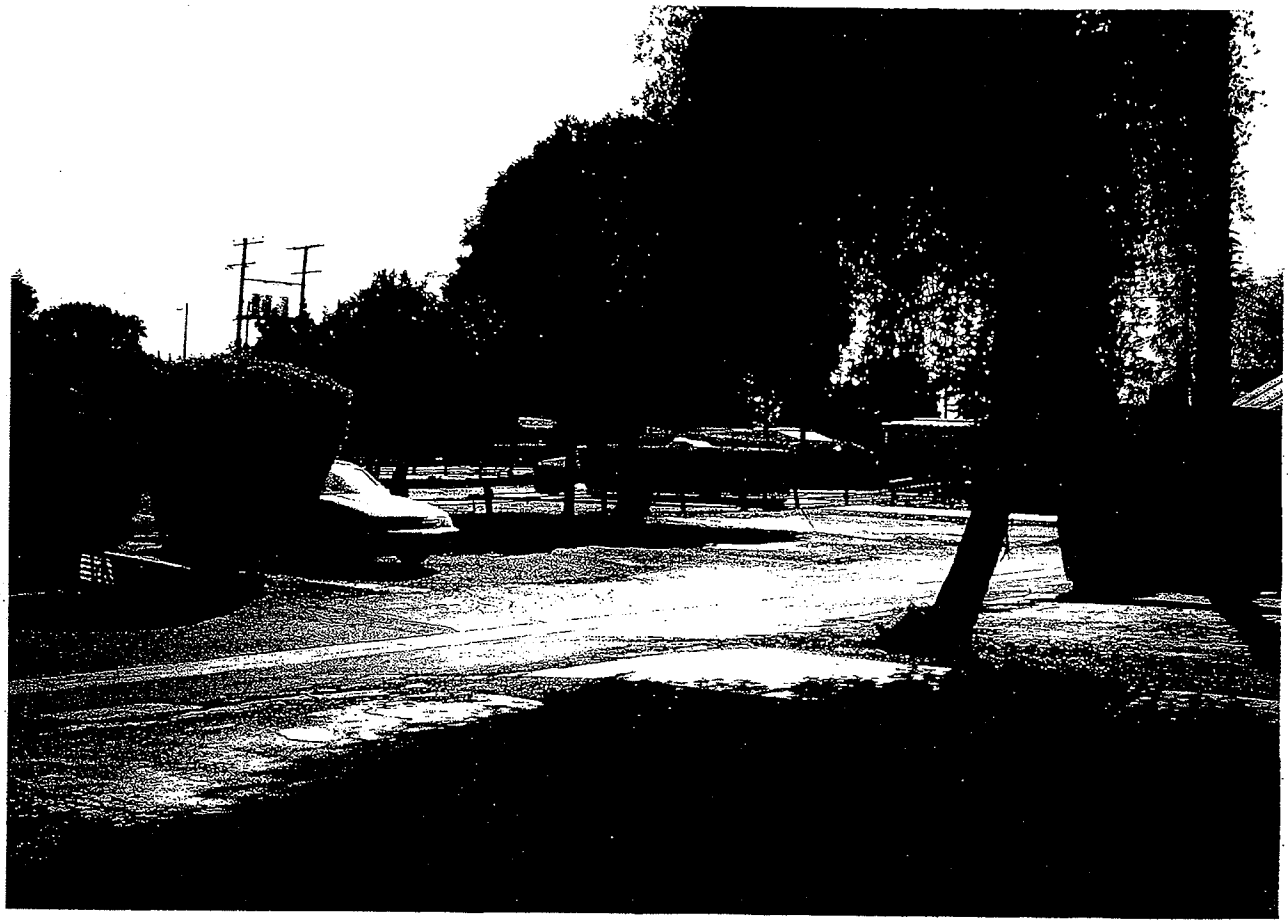
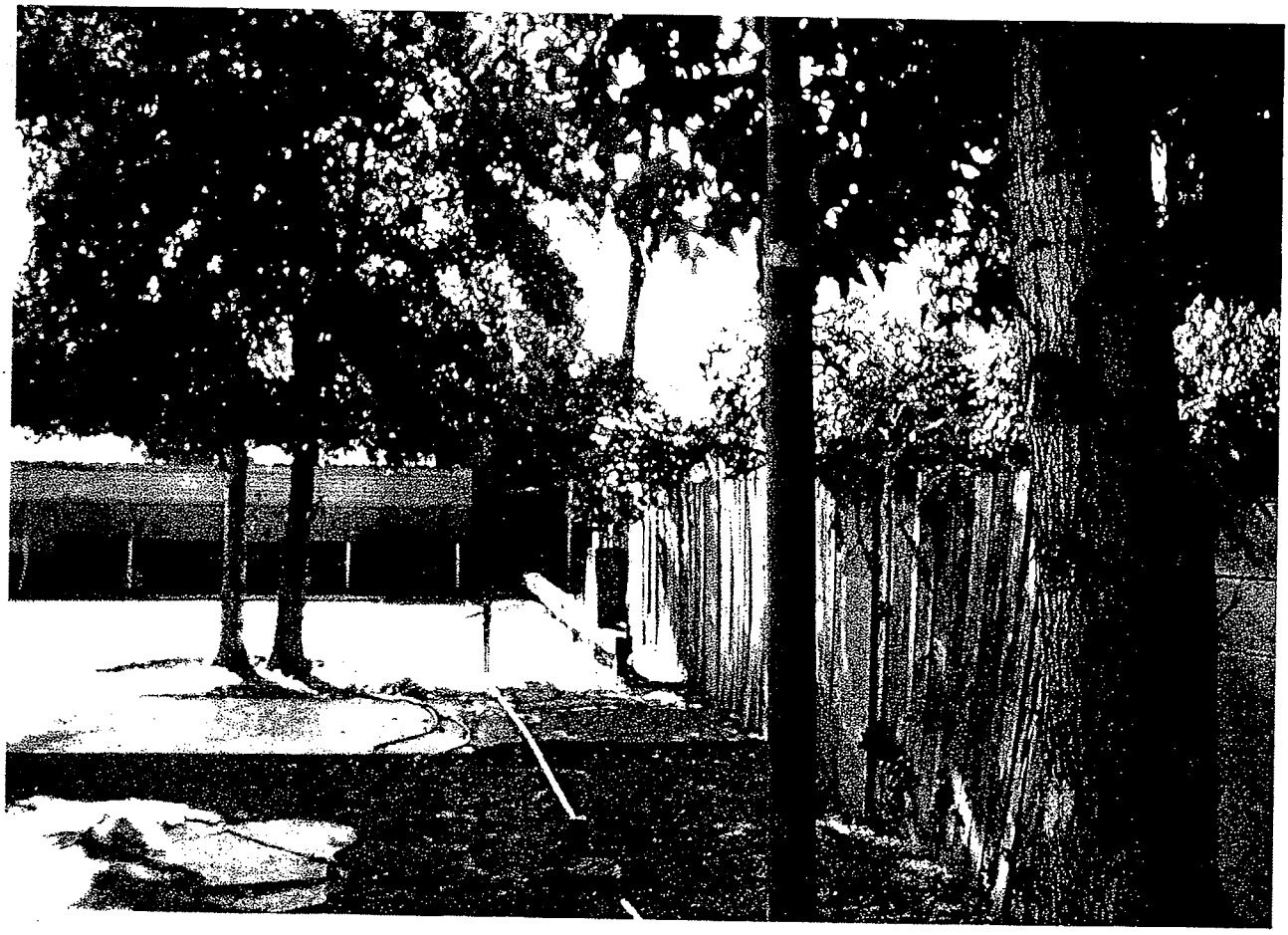




Renderings

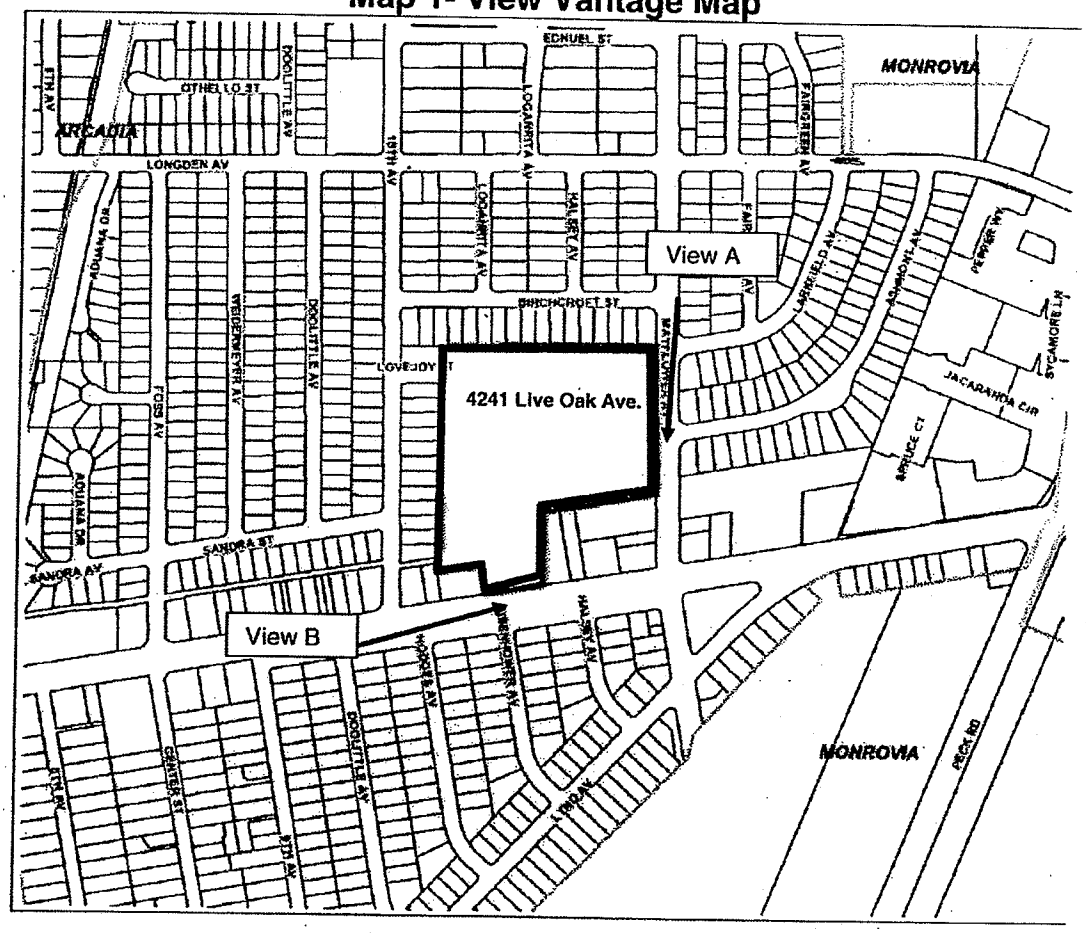
Introduction

Prime Enterprises is providing the enclosed renderings as requested as part Impact Analysis 6/18/07 Request for Additional Information for the proposed Plan Amendment, Zone Change, CUP and Vesting Tract Map No. 68400.

Renderings

The View Vantage - Map 1, shows the location from which the rendering was prepared. The "Before" and "After" pictures are to assist County Staff with their visualization of the proposed project along Mayflower Ave. and Live Oak Ave.

Map 1- View Vantage Map



North
NTS

Site Photographs

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

October 14, 2010

TO: Wayne Rew, Chair
Pat Modugno, Vice Chair
Esther L. Valadez, Commissioner
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner

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

SUBJECT: PROJECT NO. TR068400-(5)
GENERAL PLAN AMENDMENT CASE NO. 200700002
ZONE CHANGE CASE NO. 200700004
MOBILEHOME PERMIT CASE NO. 201000003
PARKING PERMIT CASE NO. 200800002
HOUSING PERMIT CASE NO. 201000001
CONDITIONAL USE PERMIT CASE NO. 200700073
VESTING TENTATIVE TRACT MAP NO. 068400
AGENDA ITEM NO. 10: OCTOBER 20, 2010

****SUPPLEMENTAL INFORMATION****

PROJECT DESCRIPTION

The applicant, Prime Enterprises LLC, proposes a residential subdivision to create six multi-family lots with 318 new residential condominium units in five phases (170 townhouse units in 23 three-story buildings and 148 multi-family units in two four-story towers), a community center, club house, pool, playground and village green on 12.1 gross acres. There is an existing mobilehome park on the project site proposed to be closed. The project site is located at 4241 E. Live Oak Avenue, in the unincorporated community of the South Monrovia Islands and the Fifth Supervisorial District of Los Angeles County.

PARKING PERMIT DESCRIPTION

Staff would like to clarify that the requested parking permit is for "shared and reciprocal parking among all lots", and not for "less than the required guest and handicapped parking on Lot Nos. 2, 3 and 4" as previously stated. When construction is completed, the project will have more than the required amount of onsite resident, guest and handicapped-accessible parking throughout the development.

ADDITIONAL MATERIALS

Staff has attached the following additional materials:

a) Revised Conditions: Revised draft parking permit conditions of approval indicating that the request is for "shared and reciprocal parking among all proposed lots".
b) Draft Exhibits: Draft exhibits associated with the draft Plan Amendment and Zone Change resolution documents previously submitted in the original hearing package.
c) Updated Schedule: A revised construction progress schedule has been included as part of the requested CUP Development Program.
d) Applicant Responses (Landscaping): Applicant responses to staff biologist comments regarding the conceptual landscaping plan compliance with Drought-Tolerant Ordinance standards.
e) Additional Correspondence: All additional correspondence received since Thursday, October 7, 2010.

SMT:jds
10/14/10

Attachments: (a) Revised draft parking permit conditions of approval
(b) Draft Plan Amendment and Zone Change exhibits
(c) Updated CUP Development Program (DP) progress schedule
(d) Applicant responses to comments on landscaping
(e) Additional correspondence

PROJECT NO. TR068400-(5)

10/20/10

RPC PUBLIC HEARING

ATTACHMENT A

DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. TR068400-(5)
PARKING PERMIT CASE NO. 200800002 **Exhibit "A" Date: January 7, 2009**

DRAFT CONDITIONS:

This grant authorizes shared and reciprocal parking among all proposed lots as shown on the Exhibit "A" dated January 7, 2009.

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.

2. 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 of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9, 20 and 22. Notwithstanding the foregoing, this Condition No. 2, and Condition Nos. 3, 4 and 20 shall be effective immediately upon final approval of this grant by the County.

3. 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 fully cooperate in the defense.

4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten (10) days of the filing pay Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to 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.

   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.

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.

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6. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 068400. In the event that Vesting Tentative Tract Map No. 068400 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.

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 property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.

8. The subject property shall be maintained and operated 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.

9. If any inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional 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 additional inspections shall be the amount equal to the recovery cost at the time of payment (currently $200 per inspection).

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.

12. The subject property shall be maintained in substantial conformance with the plans marked Exhibit "A." In the event that subsequent revised plans are required, the permittee shall submit four (4) copies of the proposed plans to the Director of Regional Planning for review and approval. All revised plans must be accompanied by the written authorization of the property owner.

13. The subject property shall be developed, maintained, and operated 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, or to exercise reasonable

DRAFT

oversight of tenants or other so that development or activities not in full compliance are allowed to continue unabated, shall be a violation of these conditions.

14. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the development on the premises or that do not provide pertinent information about said premises.

15. In the event of graffiti or other extraneous markings occurring, 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

16. The permittee or successor in interest shall continuously maintain the property in a neat, clean, and healthful condition, free of litter and debris, to the satisfaction of Regional Planning.

17. A minimum of 746 automobile parking spaces, as depicted on the approved Exhibit "A" (dated January 7, 2009) 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 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. No inoperable vehicles shall be parked or stored in any required parking spaces.

18. Within five days of the tentative map approval date, the subdivider or successor in interest shall remit processing fees (currently $2, 085.25) 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.

19. 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 attaching the MMP, and submit a draft copy to Regional Planning for approval prior to recording of the covenant, 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.

20. The permittee shall deposit the sum of $3,000.00 with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the

DRAFT

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

PROJECT NO. TR068400-(5)

10/20/10

RPC PUBLIC HEARING

ATTACHMENT B

AMENDMENT TO COUNTYWIDE GENERAL PLAN

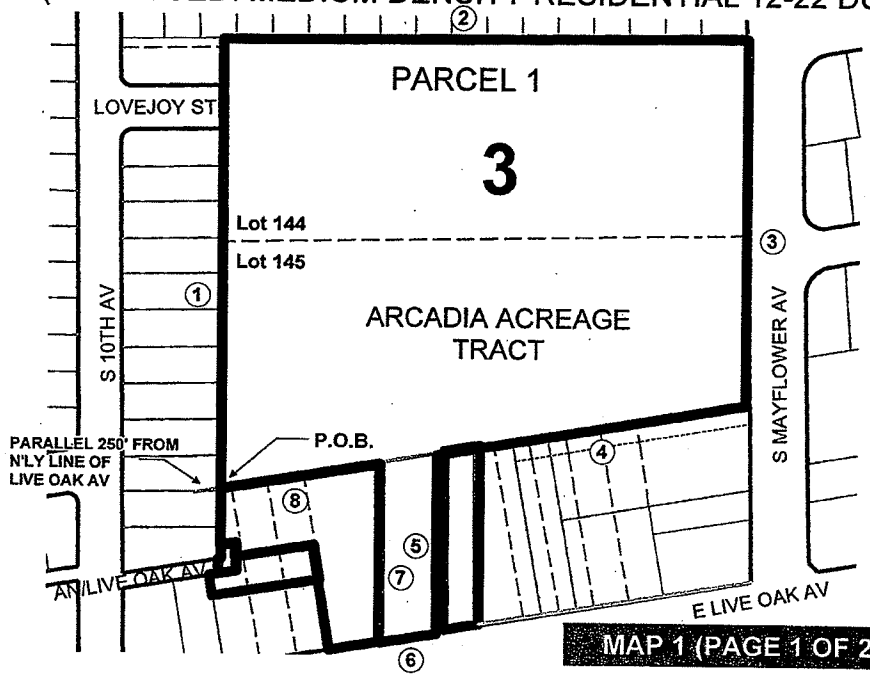
SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002

ON: _____

CATEGORY 1 TO CATEGORY 3

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



MAP 1 (PAGE 1 OF 2) OF 4

LEGAL DESCRIPTION:

PARCEL 1: THOSE PORTIONS OF LOTS 144 AND 145, ARCADIA ACREAGE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE E'LY LINE OF LOT 3 OF TRACT NO. 14525, AS SHOWN ON A MAP RECORDED IN BOOK 300, PAGE 29 AND 30 OF MAPS, RECORDS OF SAID COUNTY, SAID POINT BEING THE POINT OF INTERSECTION OF SAID E'LY LINE WITH A LINE WHICH IS PARALLEL WITH AND DISTANT N'LY 250', MEASURED AT RIGHT ANGLES, FROM THE N'LY LINE OF LIVE OAK AVENUE, 100' IN WIDTH, AS THE SAME IS SHOWN ON MAP OF TRACT NO. 15099, RECORDED IN BOOK 319, PAGES 43 AND 44 OF MAPS, RECORDS OF SAID COUNTY;

(1) N.00° 14' 23"W. 630.34'

(2) N.89° 45' 20"E. 734.04'

(3) S.0° 09' 27"E. 515.10' TO THE INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT N'LY 250', MEASURED AT RIGHT ANGLES, FROM THE N'LY LINE OF SAID LIVE OAK AVENUE

(4) S.80° 40' 38"W. 438.62' TO A POINT DISTANT N.80° 40' 38"E. 20.25' FROM THE MOST W'LY CORNER OF THAT PARCEL OF LAND CONVEYED TO SONES & FITZPATRICK, INC., A CORPORATION, AND DESCRIBED IN DEED RECORDED ON JUNE 8, 1949, AS INSTRUMENT NO. 132, IN BOOK 30266, PAGE 39, OFFICIAL RECORDS OF SAID COUNTY

(5) S.00° 14' 23"E. 253.07' TO THE INTERSECTION WITH THE N'LY LINE OF SAID LIVE OAK AVENUE

(6) S.80° 49' 38"W. 81' TO THE SE CORNER OF LOT 5, OF TRACT NO. 14718, AS PER MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, RECORDS OF SAID COUNTY

CONTINUE TO PAGE 2.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 100 200 FEET

COUNTY ZONING MAP
150H281
153H281
153H285

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

AMENDMENT TO COUNTYWIDE GENERAL PLAN

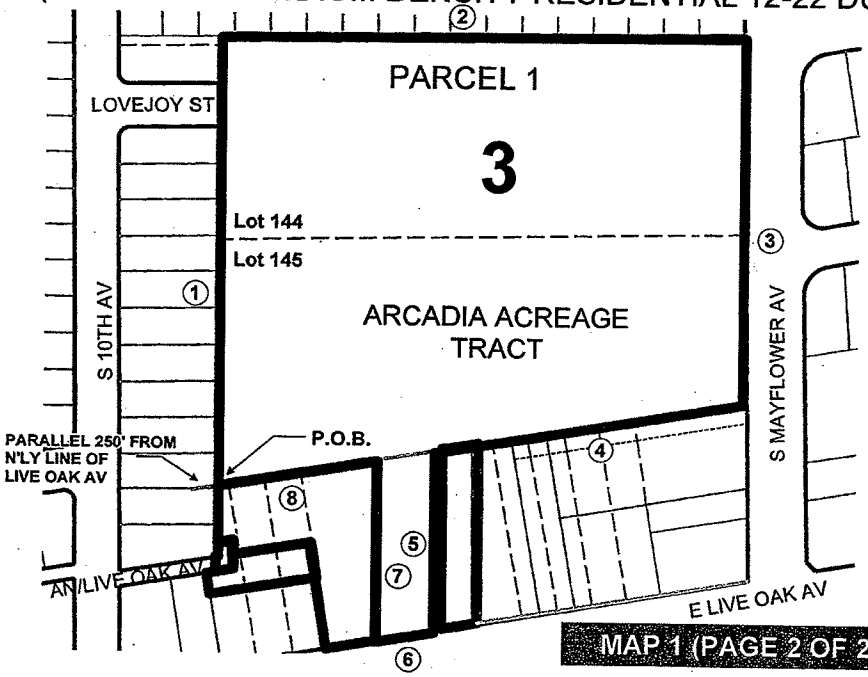
SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002

ON: _____

CATEGORY 1 TO CATEGORY 3

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



MAP 1 (PAGE 2 OF 2) OF 4

LEGAL DESCRIPTION: CONTINUED FROM PAGE 1

PARCEL 1:

⑦ N.00° 14' 23"W. 253.07' TO THE NE CORNER OF SAID LOT

⑧ S.80° 49' 38"W. 222.68' TO THE TRUE **POINT OF BEGINNING.**

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 100 200 FEET

COUNTY ZONING MAP
150H281
153H281
153H285

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

AMENDMENT TO COUNTYWIDE GENERAL PLAN

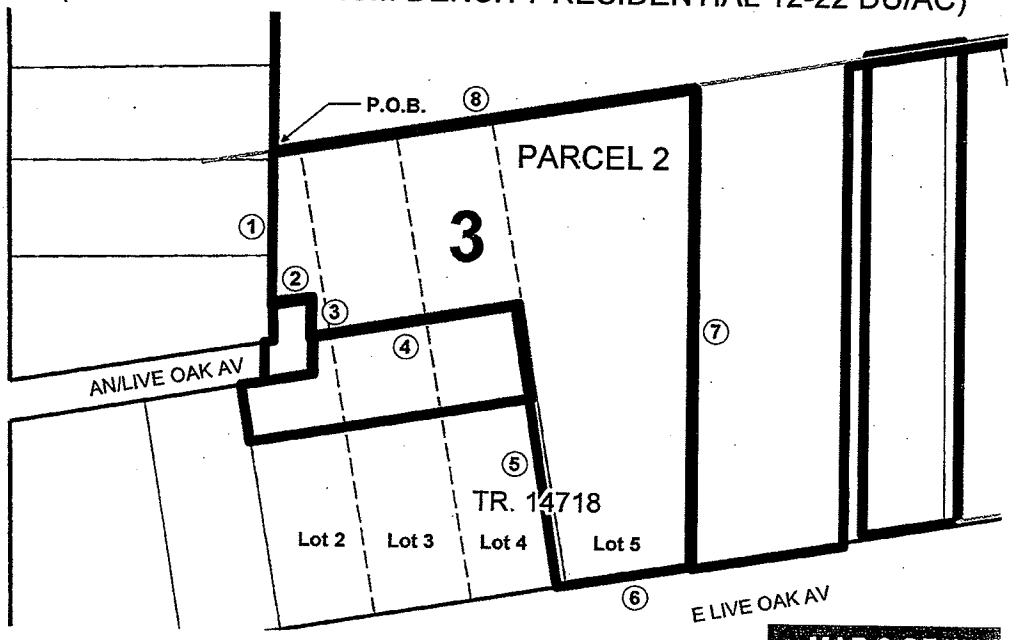
SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002

ON: _____

CATEGORY 1 TO CATEGORY 3

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



MAP 2 OF 4

LEGAL DESCRIPTION:

PARCEL 2: THOSE PORTIONS OF LOTS 2, 3, 4 AND 5 OF TRACT NO. 14718, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE MOST N'LY NW'LY CORNER OF SAID LOT 2;

① S.00° 14' 23"E. 81.48'
② — N.80° 49' 38"E. 20.25'
③ S.0° 14' 23"E. 19.75'
④ — N.80° 49' 38"E. 108.85'
⑤ S.09° 10' 22"E. 150'
⑥ — N.80° 49' 38"E. 70'
⑦ N.0° 14' 23"W. 253.07'
⑧ — S.80°' 49' 38"W. 222.68' TO THE **POINT OF BEGINNING**.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 50 100 FEET

COUNTY ZONING MAP
150H281

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

AMENDMENT TO COUNTYWIDE GENERAL PLAN

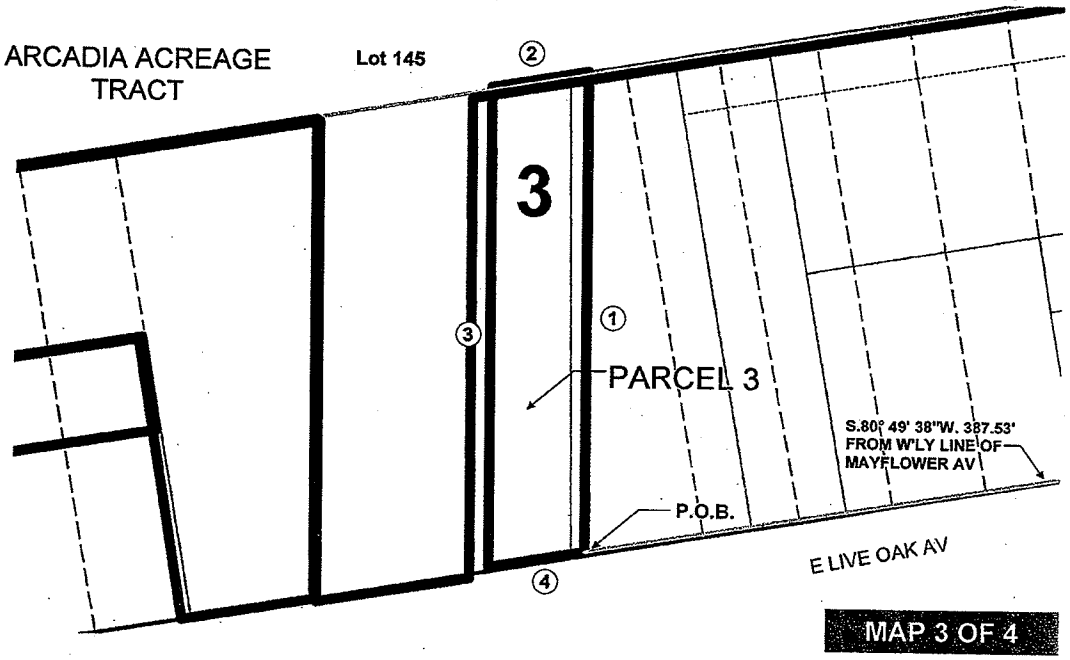
SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002

ON: _____

CATEGORY 1 TO CATEGORY 3

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



MAP 3 OF 4

LEGAL DESCRIPTION:

PARCEL 3: THAT PORTION OF LOT 145 OF ARCADIA ACREAGE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE N'LY LINE OF LIVE OAK AVENUE, 100' IN WIDTH, AS THE SAME IS SHOWN ON MAP OF TRACT NO. 15099, AS PER MAP RECORDED IN BOOK 319, PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THAT IS S.80° 49' 38"W. 387.53' FROM ITS INTERSECTION WITH THE W'LY LINE OF MAYFLOWER AVENUE, 80' WIDE AS SHOWN ON MAP OF SAID TRACT NO. 155099;

① N.00° 14' 23"W. 253.07'
② — S.80° 49' 38"W. 50.63'
③ S.00° 14' 23"E. 253.07'
④ — N.80° 49' 38"E. 50.63' TO THE **POINT OF BEGINNING.**

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 50 100 FEET

COUNTY ZONING MAP
150H281

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

AMENDMENT TO COUNTYWIDE GENERAL PLAN

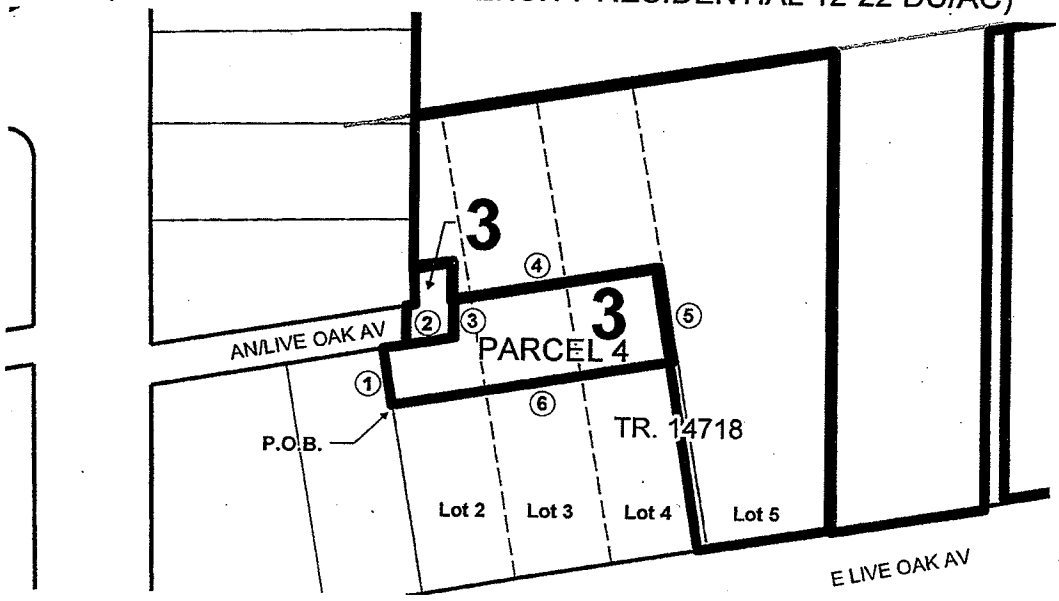
SOUTH ARCADIA COMMUNITY

PLAN AMENDMENT: 2007-00002

ON: _____

CATEGORY 1 TO CATEGORY 3

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



MAP 4 OF 4

LEGAL DESCRIPTION:

PARCEL 4: THOSE PORTIONS OF LOTS 2, 3, AND 4 OF TRACT NO. 14718, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE MOST W'LY LINE OF SAID LOT 2, DISTANT THEREON S.09° 10' 22"E. 30.00' FROM THE S'LY LINE OF THE ALLEY SHOWN ON SAID MAP;

① N.09° 10' 22"W. 30.00'
② — N.80° 49' 38"E. 38.00'
③ N.0° 14' 23"W. 20.25'
④ — N.80° 49' 38"E. 108.85'
⑤ S.09° 10' 22"E. 50.00' TO A LINE PARALLEL WITH SAID N'LY LINE AND E'LY PROLONGATION THEREOF THAT PASSES THROUGH THE POINT OF BEGINNING
⑥ — S.80° 49' 38"W. 150.00' TO THE **POINT OF BEGINNING**.

TOGETHER WITH THAT PORTION OF SAID ALLEY LYING E'LY OF A LINE WHICH IS PARALLEL WITH THE E'LY LINE OF SAID ALLEY AND WHICH PASSES THROUGH A POINT IN THE S'LY LINE DISTANT W'LY THEREON 25' FROM THE SE'LY CORNER OF SAID PORTION WAS VACATED BY THE BOARD OF SUPERVISORS, A CERTIFIED COPY OF WHICH WAS RECORDED ON JUNE 28, 1956, AS INSTRUMENT NO. 4446, IN BOOK 51597, PAGE 68, OFFICIAL RECORDS.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 50 100 FEET

COUNTY ZONING MAP
150H281

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

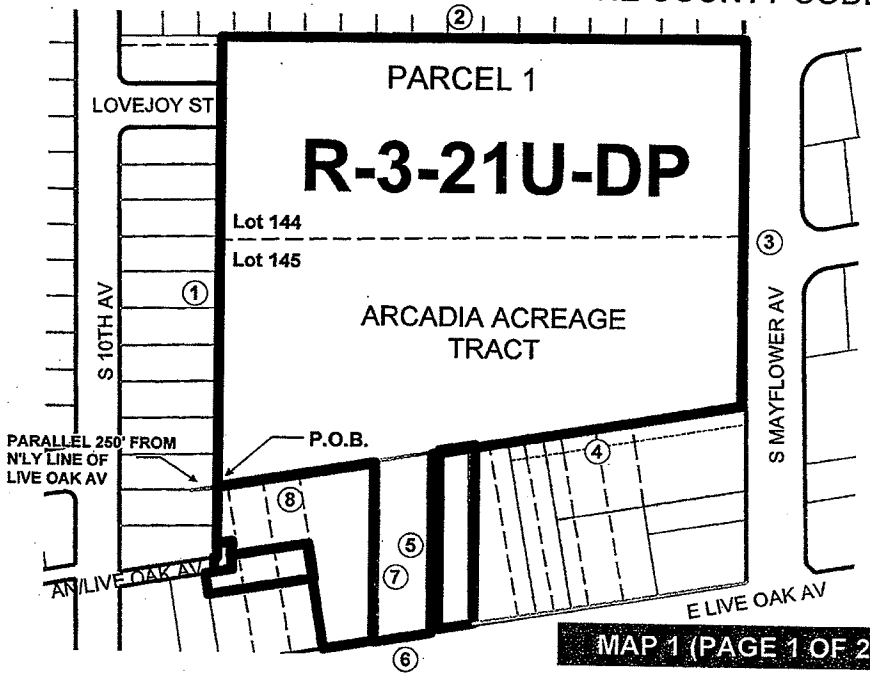
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 200700004

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 1 (PAGE 1 OF 2) OF 4

LEGAL DESCRIPTION:

PARCEL 1: THOSE PORTIONS OF LOTS 144 AND 145, ARCADIA ACREAGE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE E'LY LINE OF LOT 3 OF TRACT NO. 14525, AS SHOWN ON A MAP RECORDED IN BOOK 300, PAGE 29 AND 30 OF MAPS, RECORDS OF SAID COUNTY, SAID POINT BEING THE POINT OF INTERSECTION OF SAID E'LY LINE WITH A LINE WHICH IS PARALLEL WITH AND DISTANT N'LY 250', MEASURED AT RIGHT ANGLES, FROM THE N'LY LINE OF LIVE OAK AVENUE, 100' IN WIDTH, AS THE SAME IS SHOWN ON MAP OF TRACT NO. 15099, RECORDED IN BOOK 319, PAGES 43 AND 44 OF MAPS, RECORDS OF SAID COUNTY;

(1) N.00° 14' 23"W. 630.34'

(2) N.89° 45' 20"E. 734.04'

(3) S.0° 09' 27"E. 515.10' TO THE INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT N'LY 250', MEASURED AT RIGHT ANGLES, FROM THE N'LY LINE OF SAID LIVE OAK AVENUE

(4) S.80° 40' 38"W. 438.62' TO A POINT DISTANT N.80° 40' 38"E. 20.25' FROM THE MOST W'LY CORNER OF THAT PARCEL OF LAND CONVEYED TO SONES & FITZPATRICK, INC., A CORPORATION, AND DESCRIBED IN DEED RECORDED ON JUNE 8, 1949, AS INSTRUMENT NO. 132, IN BOOK 30266, PAGE 39, OFFICIAL RECORDS OF SAID COUNTY

(5) S.00° 14' 23"E. 253.07' TO THE INTERSECTION WITH THE N'LY LINE OF SAID LIVE OAK AVENUE

(6) S.80° 49' 38"W. 81' TO THE SE CORNER OF LOT 5, OF TRACT NO. 14718, AS PER MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, RECORDS OF SAID COUNTY

CONTINUE TO PAGE 2.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 100 200 FEET

COUNTY ZONING MAP
150H281
153H281
153H285

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

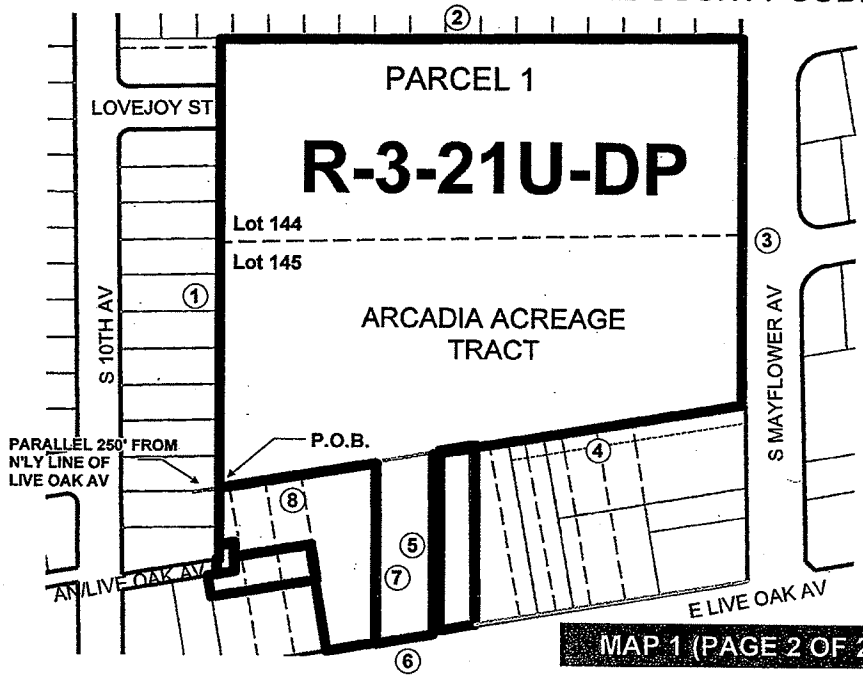
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 200700004

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 1 (PAGE 2 OF 2) OF 4

LEGAL DESCRIPTION: CONTINUED FROM PAGE 1

PARCEL 1:

⑦ N.00° 14' 23"W. 253.07' TO THE NE CORNER OF SAID LOT

⑧ S.80° 49' 38"W. 222.68' TO THE TRUE **POINT OF BEGINNING.**

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 100 200 FEET

COUNTY ZONING MAP
150H281
153H281
153H285

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

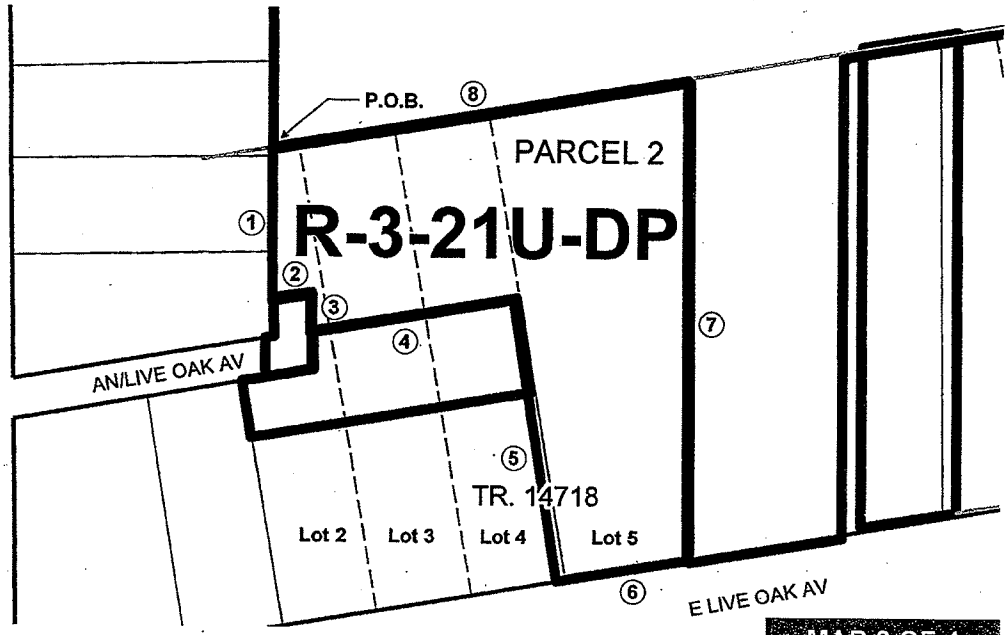
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 200700004

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 2 OF 4

LEGAL DESCRIPTION:

PARCEL 2: THOSE PORTIONS OF LOTS 2, 3, 4 AND 5 OF TRACT NO. 14718, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE MOST N'LY NW'LY CORNER OF SAID LOT 2;

① S.00° 14' 23"E. 81.48'
② N.80° 49' 38"E. 20.25'
③ S.0° 14' 23"E. 19.75'
④ N.80° 49' 38"E. 108.85'
⑤ S.09° 10' 22"E. 150'
⑥ N.80° 49' 38"E. 70'
⑦ N.0° 14' 23"W. 253.07'
⑧ S.80°' 49' 38"W. 222.68' TO THE **POINT OF BEGINNING.**

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 50 100

FEET

COUNTY ZONING MAP
150H281

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

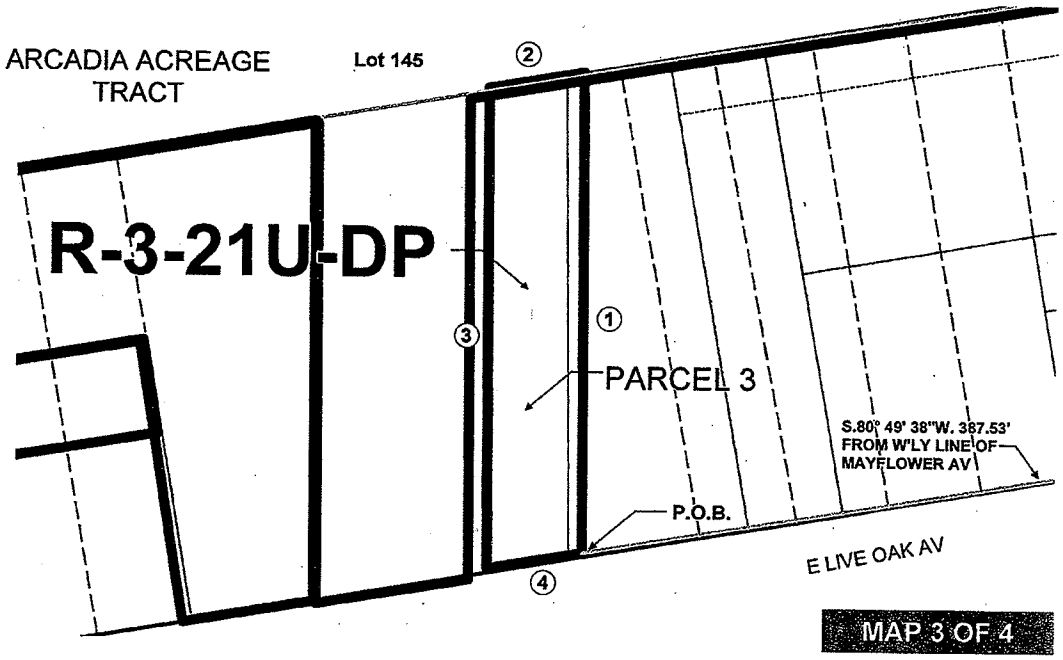
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 200700004

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 3 OF 4

LEGAL DESCRIPTION:

PARCEL 3: THAT PORTION OF LOT 145 OF ARCADIA ACREAGE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE N'LY LINE OF LIVE OAK AVENUE, 100' IN WIDTH, AS THE SAME IS SHOWN ON MAP OF TRACT NO. 15099, AS PER MAP RECORDED IN BOOK 319, PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THAT IS S.80° 49' 38"W. 387.53' FROM ITS INTERSECTION WITH THE W'LY LINE OF MAYFLOWER AVENUE, 80' WIDE AS SHOWN ON MAP OF SAID TRACT NO. 155099;

① N.00° 14' 23"W. 253.07'
② — S.80° 49' 38"W. 50.63'
③ S.00° 14' 23"E. 253.07'
④ — N.80° 49' 38"E. 50.63' TO THE **POINT OF BEGINNING**.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 50 100 FEET

COUNTY ZONING MAP
150H281

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN

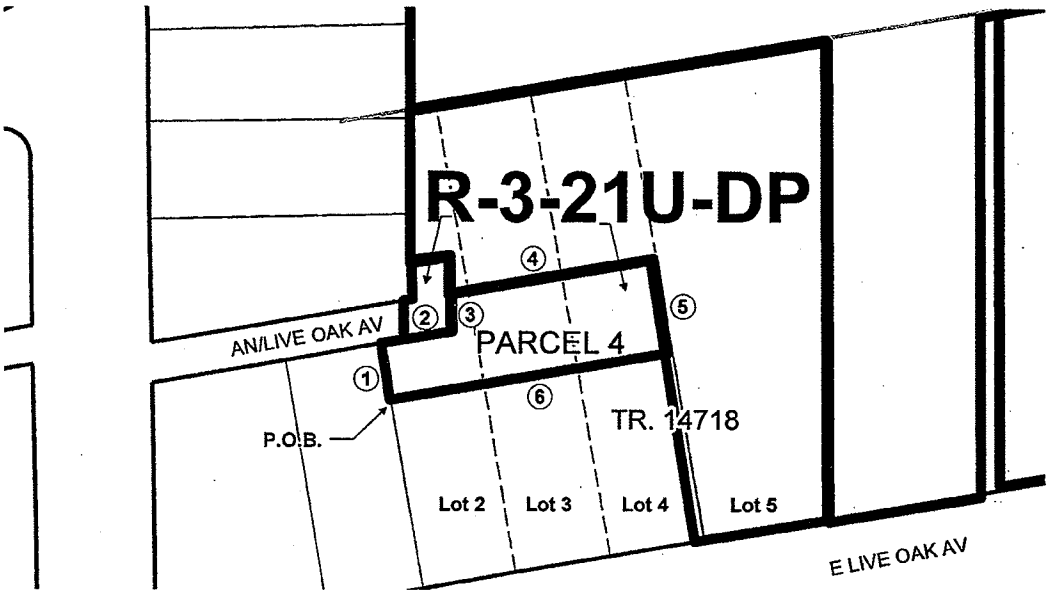
SOUTH ARCADIA ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 200700004

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 4 OF 4

LEGAL DESCRIPTION:

PARCEL 4: THOSE PORTIONS OF LOTS 2, 3, AND 4 OF TRACT NO. 14718, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 382, PAGE 3 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS: BEGINNING AT THE MOST W'LY LINE OF SAID LOT 2, DISTANT THEREON S.09° 10' 22"E. 30.00' FROM THE S'LY LINE OF THE ALLEY SHOWN ON SAID MAP;

1. N.09° 10' 22"W. 30.00'
2. N.80° 49' 38"E. 38.00'
3. N.0° 14' 23"W. 20.25'
4. N.80° 49' 38"E. 108.85'
5. S.09° 10' 22"E. 50.00' TO A LINE PARALLEL WITH SAID N'LY LINE AND E'LY PROLONGATION THEREOF THAT PASSES THROUGH THE POINT OF BEGINNING
6. S.80° 49' 38"W. 150.00' TO THE **POINT OF BEGINNING**.

TOGETHER WITH THAT PORTION OF SAID ALLEY LYING E'LY OF A LINE WHICH IS PARALLEL WITH THE E'LY LINE OF SAID ALLEY AND WHICH PASSES THROUGH A POINT IN THE S'LY LINE DISTANT W'LY THEREON 25' FROM THE SE'LY CORNER OF SAID PORTION WAS VACATED BY THE BOARD OF SUPERVISORS, A CERTIFIED COPY OF WHICH WAS RECORDED ON JUNE 28, 1956, AS INSTRUMENT NO. 4446, IN BOOK 51597, PAGE 68, OFFICIAL RECORDS.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

N

0 50 100 FEET

COUNTY ZONING MAP
150H281

DIGITAL DESCRIPTION: \ZCO\ZD_SOUTH_ARCADIA

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
WAYNE REW, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

PROJECT NO. TR068400-(5)

10/20/10

RPC PUBLIC HEARING

ATTACHMENT C

Table – 2 Estimated Construction Schedule
TR068400
[revised October 2010]

Task	Time Frame
Submit Construction Drawings for Plan Check	11/11
Grading Permit and Site Utilities Permits Issued	2/12
Commence Site Grading and Site Utilities	2/12
Lighting and Roadway Permits Issued	3/12
Commence Lighting and Roadway	3/12
Commence MFR & Common Area Bldgs.	8/12, Phase by Phase
Close Out	9/14

PROJECT NO. TR068400-(5)

10/20/10

RPC PUBLIC HEARING

ATTACHMENT D

MJSDesign Group
Landscape Architecture + Planning + Design
Cannery Village 507 30th Street Newport Beach, CA 92663
(949) 675-9964 Fax (949) 675-9974 mjsdesigngroup.com

Date: October 5, 2010

From: **Daniel Delle, ASLA, LEED GA – MJS Design Group**

To: Wesley Colvin – Los Angeles County Department of Regional Planning

CC: Mark Schattinger – MJS Design Group
Jodie Sackett – Los Angeles County Department of Regional Planning
Dirk Thelen – Withee Malcolm Architects

Subject: **Project: TR 068400**
APN: 8511-028-017
Santa Anita Village
Responses to Comments

The following are responses to Wesley Colvin comments dated September 29, 2010 based on MJS's Landscape Plans dated July 30, 2009:

1. Please depict or list on the landscape plan any drought-tolerant and non-drought tolerant landscaping that will be incorporated into the project. In addition, the site plan shall outline the areas of the project to be landscaped with drought-tolerant plants and/or turf, and calculations shall be provided on the site plan showing the percent of landscaped area devoted to each. *(Title 22, Part 21, Section 22.52.2240)*

See the Green Building Program "Drought-tolerant List" at http://planning.lacounty.gov/green.
Please provide the calculations on the landscape plan that indicate the area devoted to drought-tolerant plants and turf.

- Please see revised L-1 Sheet, "Planting Scheme Area & Plant Recap".
  -Areas of Drought-Tolerant vs. Non Drought-Tolerant listed with corresponding calculations shown
  -Planting List and Calculations revised.

2. A minimum of seventy-five (75) percent of the total landscaped area shall contain plants from the drought-tolerant plant list. *(Title 22, Part 21, Section 22.52.2230)*

- The total percentage of drought-tolerant planting will be 78%. Please see revised L-1 Sheet, "Planting Scheme Area & Plant Recap".

a. The diversity of the plant pallet is impressive. Since the 75% rule applies to area and not number of species or number of individuals as depicted on the plans, the intent of this Landscape Plan with revision date of July 3, 2010, is to comply 'Code-plus' with the Ordinance. Please make sure that the total landscaped area is a minimum of 75% and identified according to Comment 1 above.

- The total percentage of drought-tolerant planting will be 78%. Please see revised L-1 Sheet, "Planting Scheme Area & Plant Recap".

b. This project occurs within the Los Angeles Basin & San Fernando Valley Planting Zone 3 of the County ordinance. The following species are not approved for use within this zone: (*Olea europaea* 'Swan Hill') Swan Hill Olive Tree, (*Pinus eldarica*) Afgan Pine, (*Cycas revoluta*) Sago Palm (*Juniperus chinensis* 'Kaizuka') Hollywood Juniper, (*Photinia X Fraseri*) Red-Top Photinia, (*Salvia greggii*) Autumn Sage, (*Hemerocallis hybrids*) Evergreen Daylilies, (*Rosmarinus officinalis 'Prostratus'*) Prostrate Rosemary, and (*Macfadyena unguis-cati*) Cat Claw Vine. Since these plants are approved for use in other Ordinance zones and their water requirements are less than or equal to the plants approved for use in Zone 3, they may be used only in this plan.

- Noted.

c. (*Limonium perezii*) Sea lavender is not on the County approved list, but it is ranked by the Metropolitan Water District of Southern California (Met) as a very low water use plant. Therefore, it is approved for use in this plan.

- Noted.

d. Of the *Grevilliea* species, only the following are approved for use in the Ordinance: (*Grevillea alpina*) Mountain grevillea, (*Grevillea asplenifolia*) Fern-leaf grevillea, (*Grevillea australis*) Alpine grevillea, (*Grevillea banksii*) Banks' grevillea, (*Grevillea curviloba*) Narrow Curved-leaved grevillea, (*Grevillea lanigera*) Woolly Grevillea, (*Grevillea lavadulacea*) Lavender Grevillea, (*Grevillea robusta*) Silky-oak. Limit your selection to these species.

- "Grevillea Species" revised to "Grevillea lavadulacea". Please see revised sheet L-1, "Preliminary Shrub, Vine, Groundcover List".

3. A maximum of twenty-five (25) percent of the total landscaped area may consist of turf (lawn). Please depict amount of landscaping dedicated to turf as a percentage of total landscaped area. Be advised that turf shall not be planted in strips less than five (5) feet wide, and in no event shall the total landscaped area contain more than five thousand (5,000) square feet of turf. *(Title 22, Part 21, Section 22.52.2230)*

Please provide the calculations on the landscape plan that indicate the area devoted to turf.

- Turf area calculations have been shown. The turf area as been limited to 4,750 s.f. (5%) which is less than the maximum 5,000 S.F. or 25%. Please see revised sheet L-1 "Preliminary Shrub, Vine, Groundcover List" column " Ground Cover and Turf" and "Landscape Plan Notes – Notes 1 and 2".

4. Be advised that all turf in the total landscaped area shall be water efficient. Please indicate on the plan the type of turf proposed for this project. Please refer to the list shown below for appropriate turf types. *(Title 22, Part 21, Section 22.52.2230)*

See the Green Building Program "Water Efficient Turf List" at http://planning.lacounty.gov/green.

a) The Water Efficient Turf List is under revision, since the California Invasive Plant Council lists the following five species as invasive: (*Cynodon dactylon*) Bermuda grass, (*Festuca arundinacea*) Tall fescue, (*Lolium multiflorum*) Annual ryegrass, (*Pennisetum clandestinum*) Kikuyugrass, and (*Poa pratensis*) Kentucky Bluegrass. Please make another grass selection from the approved list or choose a turf alternative, such as a (*Carex*) species.

b) If a sedge (*Carex*) species is planned for use, it must have a hydrozone rating between 1 to 3 within the California Friendly system of Met. (http://www.bewaterwise.com/Gardensoft/index.aspx).

* Note that sedges are not grasses, and the area calculations for turf and drought-tolerant plants must be in accord with comment 1. Therefore, it's possible to plan a 100% drought-tolerant plant area under the Ordinance using a turf alternative, such as sedge, that can handle foot traffic.

- Turf specie has been revised to (Stenatophrum secundatum 'SoLow') Dwarf St. Augustine Grass. Please see revised sheet L-1 "Preliminary Shrub, Vine, Groundcover List" column " Ground Cover and Turf".

5. All plants in the total landscaped area shall be grouped in hydrozones in accordance with their respective water, cultural (soil, climate, sun, and light), and maintenance requirements. Please show these hydrozones on the proposed plan. *(Title 22, Part 21, Section 22.52.2230)*

While the majority of the plants are identified as drought-tolerant according to the Ordinance, the symbol used to call one out on the plan is not clear, especially when grouped under a common symbol. Develop a planting plan that is in accord with either the Met hydrozones or WUCOLS water use requirements in the accompanying table.

- Planting legend has been revised to include the WUCOLS rating, additional a note has been added stating " All trees and shrubs are grouped with similar water needs (hydrozones) per WUCOLS – See Planting List". Please see revised sheet L-1 "Preliminary Tree List" for WUCOLS and "Planting Scheme Area & Plant Recap" for above mentioned note.

6. Be advised that a covenant shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject property is aware of the drought-tolerant landscaping requirements and is also aware of how said requirements apply to the owner's project.
See the Green Building Program for a copy of the "Drought-tolerant Landscaping Covenant" at http://planning.lacounty.gov/green.

- Note has been added regarding the covenant agreement. Please see revised sheet L-1 "Landscape Plan Notes – Note 8".

7. The plan shows plants that are considered invasive or flammable by the County of Los Angeles.

Please consider using different plants in place of: (*Ligustrum japonicum* 'Texanum') Texas privet, (*Phoenix dactylifera*) Date palm, and (*Pittosporum tobira*) Mock orange.

- Species have been removed or replaced. Please see revised sheet L-1 "Preliminary Tree List" and "Preliminary Shrub, Vine, Groundcover List".

8. The landscape plan is also subject to the Department of Public Works' Low Impact Development Standards. *See the Green Building Program for a copy of all related ordinances and other Green Building Program information at* http://planning.lacounty.gov/green.

- Note has been added regarding the Public Works' Low Impact Development Standards. Please see revised sheet L-1 "Construction Notes – Note 5".

If you should have any questions or comments, please let me know.

Best Regards,

Daniel Delle

PROJECT NO. TR068400-(5)

10/20/10

RPC PUBLIC HEARING

ATTACHMENT E

Sackett, Jodie

From: Richard & Karlyne [richkar@charter.net]
Sent: Monday, October 11, 2010 10:03 AM
To: Sackett, Jodie
Subject: Santa Anita Village TRO068400

October 9, 2010

Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Project: TR068400
Location: 4241 E. Live Oak Ave. S. Monrovia Island

Dear Mr. Jodie Sacket,

All documents were scanned to a PDF Format (Adobe Reader). All page numbers below are the PDF page numbers.

We have reviewed the documents on line at your web-site and also at the Live Oak Library.
We have also noted the project was not posted on-line until Sept. 20, 2010, unlike most other projects. Most projects are posted as they occur.
Example: Staff Report
Factual
Draft Conditions
Conditions
Findings
Library Package
Hearing Notice

It would appear that, after several years, this project has been put on the fast track. We had meetings with all project developers some 2 years ago and some of the same problems still exist.

Nowhere in the documents or in the drawings could we find any reason given or an order stipulating that the existing Live Oak Ave entrance be moved to the Mayflower Ave side of this project. The Mayflower Ave. side is a residential neighborhood and this main entrance/exit is only a couple hundred feet from Live Oak Ave. The project site, as is mentioned numerous times, is at 4241 Live Oak Ave. Not Mayflower Ave. This driveway on Live Oak has worked quite well for the 228 mobile homes since 1950. Sixty years without a problem of undue added traffic on this thoroughfare. There is no reason to have a very small "exit only" on Live Oak Ave. and have the "only entrance" and the "main exit" on Mayflower Ave. Access per page 9 indicates the access via Lovejoy st. and the private alleyway (west side of project) are to be walled off. No access.

On page 2 & 7 states that they want a parking permit for less than what is required for Guests & H/C parking for lots 2-4 or as noted on page 4, lots 2, 3 & 5. (depends on which page you look at).
On page 5 states 746 parking spaces for a total of 30 more than required. If they are providing more, than why do they want less?
Page 13 States: "Parking Permit"
A. "There is no need for the number of parking spaces required by Part II of Chapter 22:52."
B. "That there will be no conflicts arising from special parking allowing shared facilities, tandem spaces or compact spaces."
C: "That off-site facilities, leases of less that 20 years, rear lot transitional parking lots will provide the required parking for use."
D: "That the requested parking permit will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property."
Just where is this off-site parking going to be placed? This is not shown in the documents or the drawings! There is no surrounding vacant property that we are aware of except the street.

Pages 4 & 7 Amendment to the General Plan from category I (low density) to a category 3 (Medium density residential). That's 228 mobile homes (low density) to 318 new residential condos(medium density) with 3 & 4 story buildings.
Page 10 states..."Land use: subject site is contained within category I as per land use category of the Los Angeles Countywide General Plan. Category I only allows 72 dwelling units on the subject property."
They wish to increase to a total of 318 units, which is category 3. This is not comparable with the surrounding area.
This page also states " The need for the proposed plan amendment does exist. That the particular amendment proposal is appropriate & proper. 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."
This proposed plan is not comparable with the surrounding area, near or far. The only 4 story buildings or above anywhere in the San Gabriel valley are a couple of Hotels on Huntington Drive in Arcadia or in downtown Pasadena. Both of which are many miles from this project site and not within a residential neighborhood. What is appropriate & proper with this project?
How is the project in the interest of public health, safety and the general welfare of this area. You are dumping an overbearing monster in the area. Every building in this area is single story with the exception of a few 2 story homes and very few business's.

Page 5 ..."Mitigated Negative Declaration prepared by staff is less than significant or no impact on traffic."
"Traffic: Community Outreach and Los Angeles County Public Works Traffic & Lighting conclude that the project will not have significant traffic impact on the main entrance to the project and that Mayflower Ave. will have a northbound left turn lane."
This is quite a statement considering the letter that was sent from the Dept. of Public Works to Linscott, Law & Greenspan, Engineers, dated Sept. 13, 2007.
States: .... "The project will generate approximately 2,422 net new vehicle trips daily with 158 & 214 net new vehicle trips during the A.M. & P.M. peak hours" This is assuming only 25% of the residents will go to work in the morning.
This will have no impact?? This will have a huge impact.

Two Years ago we tried to get the developers to come to our home and just survey the conditions.
Adding 214 more vehicles onto Mayflower southbound will have a big impact. You have to remember, all traffic coming out of this complex is going approximately 200 feet to Live Oak Ave.
Just envision all these vehicles lining up on Mayflower Ave. This has no impact?
We live at the Corner of Ashmont Ave. and Mayflower Ave. This is right in front of the proposed main entrance. All traffic exiting the complex will shine their headlights into our home while being forced to turn right onto Mayflower Ave. Also we shall hear each vehicle & smell their exhaust while they are lined up waiting for the signal light at Live Oak Ave. to change.
This in itself creates another serious problem. BLOCKED DRIVEWAYS.
The driveway to 2955 Mayflower Apartments (38 units) will be totally blocked at times. This is their only driveway.
All cars that are parked on the west side of Mayflower Ave from Live Oak Ave to the Main entrance/exit will be blocked in.
The one driveway on Mayflower Ave., for Complete Auto Repair, (located at the corner of Live Oak Ave & Mayflower Ave) will also be blocked.
The east side of Mayflower Ave. will also be impacted. Parked cars who want to go north, should have little if any impact. However, 4 driveways will be impacted for anyone turning south from the west side of Mayflower Ave.
These are: Otto's Liquor Store (corner of Live Oak Ave & Mayflower Ave.)
Marco Industries
Live Oak Mobile Home Park
The Smith Residence (Our driveway is on Mayflower Ave.)
This also holds true for all traffic turning left (southbound) from Ashmont Ave. onto Mayflower Ave. Now this is going to create a situation where vehicles are going to start to block northbound traffic. Not only will this have an impact on traffic but will create one big traffic hazard.

In addition, during the construction phase we will have not only the construction personnel going back and forth with their own vehicles but also Graders, Tractors, Big Rigs and other big machinery being brought in & out. All of this heavy equipment will tear up Mayflower Ave as this street does have a weight limit. AFTER ALL, THIS IS A RESIDENTIAL NEIGHBORHOOD.

Please reconsider the above items before any final decision is acted upon.

Thank you,

Richard & Karlyne Smith
2952 Ashmont Ave

Arcadia, Ca. 91006
626-446-1380
richkar@charter.net

cc

Gerard Hernandez
Moss & Associates

John Chin
Department of Public Works

Michael D. Antonovich
Supervisor 5th District

Sackett, Jodie

From: Alex Muniz [amuniz3@yahoo.com]
Sent: Wednesday, October 13, 2010 5:25 PM
To: Sackett, Jodie
Subject: Questions about Project #TR068400-(5)

Dear Mr. Sackett,

I am a home owner at 2845 Ashmont Avenue, 91006-5517.

I have three questions regarding the proposed, multi-family housing development (Project Number TR068400-(5) at the old mobile home park between Mayflower Ave. and 10th Street in Arcadia Adjacent, Los Angeles County.

1: The current plans available for download on the County's website refer to Driveway A on Mayflower Avenue as the development's main entrance and exit. The plans say that exiting the development is limited to making a right turn onto Mayflower.

My question: Will cars *entering* through Driveway A be able to drive straight from Ashmont, through Mayflower, into development? I am concerned about "cut-through" traffic on our street.

2: What is the *maximum* number of residents this new development can support? What is the "expected" number of residents? What is the minimum number of residents expected?

3: The PDF file I downloaded does not contain any maps or illustrations of what the proposed development is to look like upon its completion. Can you please provide me with a link to such images if they exist (and if it's not a hassle on your end)?

Thank you for your time,

Alex Muniz

Sackett, Jodie

From: Alex Muniz [amuniz3@yahoo.com]
Sent: Wednesday, October 13, 2010 5:25 PM
To: Sackett, Jodie
Subject: Questions about Project #TR068400-(5)

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I have three questions regarding the proposed, multi-family housing development (Project Number TR068400-(5) at the old mobile home park between Mayflower Ave. and 10th Street in Arcadia Adjacent, Los Angeles County.

1: The current plans available for download on the County's website refer to Driveway A on Mayflower Avenue as the development's main entrance and exit. The plans say that exiting the development is limited to making a right turn onto Mayflower.

My question: Will cars *entering* through Driveway A be able to drive straight from Ashmont, through Mayflower, into development? I am concerned about "cut-through" traffic on our street.

2: What is the *maximum* number of residents this new development can support? What is the "expected" number of residents? What is the minimum number of residents expected?

3: The PDF file I downloaded does not contain any maps or illustrations of what the proposed development is to look like upon its completion. Can you please provide me with a link to such images if they exist (and if it's not a hassle on your end)?

Thank you for your time,

Alex Muniz

Craig V. Manning
2823 Mayflower Avenue
Arcadia, California 91006

October 14, 2010

VIA EMAIL AND U.S. MAIL

Chair, Wayne Rew
Vice Chair, Pat Modugno
Mr. Leslie G. Bellamy
Mr. Harold V. Helsley
Ms. Esther L. Valadez
Los Angeles County Regional Planning Commission
303 W. Temple St.
Los Angeles, California 90012

Re: Project No. TR068400-(5)

Dear Honorable Commissioners:

This letter serves as a formal objection to the project proposed to be located at 4241 E. Live Oak Avenue in Arcadia, Project No. TR068400-(5) ("Project"). As it is currently proposed, the Project will create aesthetic and visual blight, is inconsistent with the character and zoning of the neighborhood, and will unduly impact the surrounding residential community with increased traffic, air and noise pollution, greenhouse gas emissions, and infrastructure demands.

In addition, the Mitigated Negative Declaration for this Project is legally insufficient to meet the requirements of the California Environmental Quality Act ("CEQA"). First, the Mitigated Negative Declaration does not address at all the Project's greenhouse gas emission impacts, as required by the California Code of Regulations. This alone necessitates a denial of the current Project and a new environmental investigation. Second, a Mitigated Negative Declaration is inappropriate for the size and scale of this Project, which proposes to build 318 units of residential housing with a subterranean garage, over 740 parking spaces, a clubhouse, a pool and spa, and a village green. The "fair argument" standard requires that an Environmental Impact Report ("EIR") be prepared.

As a resident and home-owner on Mayflower Avenue since 1992, two blocks from the proposed Project, I will be acutely affected by the Project's many negative impacts. I respectfully request that the Project be denied. In the least, further

environmental review is necessary, and the Project should be substantially altered to more appropriately fit within the community.

1. The Mitigated Negative Declaration is Fatally Flawed

Pursuant to CEQA and Title 14, Chapter 3 of the California Code of Regulations, lead agencies are required to determine the significance of impacts of greenhouse gas emissions posed by a project. *See* 14 C.C.R. § 15064.4 ("(a) The determination of the significance of greenhouse gas emissions calls for a careful judgment by the lead agency consistent with the provisions in section 15064. A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project....(b)...(3)...If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding compliance with the adopted regulations or requirements, an EIR must be prepared for the project.") The Mitigated Negative Declaration for this Project makes no mention whatsoever of greenhouse gas emissions. This alone requires denial of the proposed Project and a new environmental review of the Project.

The likely reason for this failure additionally supports the need for a new environmental review. The Mitigated Negative Declaration was prepared in July 2009, more than fourteen months ago. It is, therefore, stale and cannot adequately address the current state of the environment. The Project should be denied and a new environmental review completed.

2. An EIR is Required

CEQA supplies a strong presumption in favor of requiring preparation of an EIR. Pursuant to the "fair argument" standard, an agency must prepare an EIR whenever substantial evidence in the record supports a fair argument that a project may have a significant effect on the environment. ***Laurel Heights Improvement Ass n v. Regents of the Univ. of Cal.***, 6 Cal.4th 1112, 1123 (1993); ***No Oil, Inc. v. City of Los Angeles***, 13 Cal.3d 68, 75 (1974).

The CEQA Guidelines echo this presumption and require an EIR where a project may cause a significant effect on the environment. Pub. Res. Code §§ 21100, 21151. A project may have a significant effect on the environment if there is a "reasonable probability" that it will result in a significant impact. ***No Oil Inc.***, *supra*, 13 Cal.3d at 83, n. 16. If any aspect of the project may result in a significant

impact on the environment, an EIR must be prepared even if the overall effect of the project is beneficial. 14 C.C.R. §15063(b)(1).

The fair argument test is a "low threshold" for requiring the preparation of an EIR. ***No Oil Inc.***, *supra*, 13 Cal.3d at 84. This standard reflects a preference for requiring an EIR to be prepared and for resolving doubts in favor of environmental review. ***Mejia v. City of Los Angeles***, 130 Cal.App.4th 322, 332 (2005). As one court has stated:

> "The EIR has been aptly described as the heart of CEQA. Its purpose is to inform the public and its responsible officials of the environmental consequences of their decisions before they are made. Thus, the EIR protects not only the environment but also informed self-government. (T)he ultimate decision of whether to approve a project, be that decision right or wrong, is a nullity if based upon an EIR that does not provide the decision-makers, and the public, with the information about the project that is required by CEQA. The error is prejudicial if the failure to include relevant information precludes informed decision making and informed public participation, thereby thwarting the statutory goals of the EIR process."

Napa Citizens for Honest Government v. Napa County Bd. of Supervisors, 91 Cal.App.4th 342, 355-56 (2001).

Here, a fair argument exists to require an EIR. The Mitigated Negative Declaration admits that the Project could substantially increase ambient noise levels due to its parking lots and parking structure. Yet the only mitigation measures included in the Mitigation Monitoring Program relate to noise during construction. There has been no mitigation measures implemented to address the noise that will result from the Project once it is completed, including the noise related to increased traffic. Noise pollution must be adequately addressed through an EIR.

The Mitigated Negative Declaration also admits that the Project may create dust during grading and that it "has the potential to contribute to a cumulative net

increase in air quality impacts." Under "Mitigation Measures," however, the declaration states only that "AQMD had no comments on project" and that the mitigation monitoring program should be implemented. The air quality mitigation program includes certain steps to minimize gasoline-powered generators during construction and the use of certain energy-efficient materials or landscape to minimize HVAC use. There is no mention whatsoever of the impacts of increased traffic on air quality, nor is there any mention of mitigation measures designed to minimize dust during construction. A reasonable probability exits that the Project will significantly impact air quality, yet the mitigation measures included in the Mitigated Negative Declaration are woefully deficient.

Moreover, the Mitigated Negative Declaration is wholly insufficient to address the effects of increased traffic on the environment. When listing traffic mitigation measures to be implemented by the applicant, the Declaration states only "Provide and implement studies and analysis -- ...Traffic Study..." This is an abdication of the responsibility of a lead agency under CERCLA to determine and evaluate the environmental impacts of a project. Yet the Department is aware that the Project will, in fact, result in a dramatic increase in traffic in the area, producing approximately 2,422 net new vehicle trips per day. The environmental impact of this many additional cars in the area unquestionably presents a fair argument that an EIR is required.

The Mitigated Negative Declaration also essentially admits that the Project will create visual blight, to the detriment of the surrounding area's environment. In assessing "visual qualities," the Declaration states that the two proposed four-story buildings, up to 66 feet in height, will be out-of-character in comparison to adjacent uses, but absolutely no mitigation measures are suggested to address this visual impact. When combining this fact with the traffic, air quality, and noise impacts of the Project, the cumulative effect necessitates an EIR here. The Mitigated Negative Declaration admits as much, stating that "Traffic, water quality, visual, [and] utilities" impacts have possible environmental effects that are individually limited but cumulatively considerable.

The issues raised and admitted in the Mitigation Negative Declaration alone present a reasonable probability that the Project will significantly impact the environment. Therefore, the fair argument standard requires an EIR for this Project.

3. The Proposed General Plan Amendment and Zone Change Are Inappropriate

The County's Zoning Ordinance requires that an applicant requesting a zone change prove:

> "A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
> B. That a need for the proposed zone classification exists within such area or district; and
> C. That the particular property under consideration is a proper location for said zone classification within such area or district: and
> D. That 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."

Los Angeles County Code, § 22.16.110.

The applicant cannot do so here. There are no modified conditions in the community and there is no need for the proposed zone classification to support a zone change beyond the particular "needs" or "conditions" of this applicant alone. The surrounding community is a single-family neighborhood, as it has been for generations. There has been no shift toward R-3-22U-DP compatible uses in the parcels immediately adjacent to the Project, which are zoned for single-family residences. The difference between the proposed zoning designation and the current R-A zoning applicable to a majority of the Project's property is substantial and has no similar counterpart in the area. The Project will stand alone in this neighborhood as a monolith of high-density residential use, towering above the homes around it. Approving the requested zone change will constitute impermissible "spot zoning" and should be denied.

The same is true of the requested General Plan amendment, which seeks to change the Countywide General Plan Land Use Policy Map applicable to the entirety of the Project's 12.1 acre property from Category 1 to Category 3. This alteration more than doubles the number of units allowed per acre without any regard to the low-density residential parcels surrounding the Project.

The General Plan does not support such a huge increase in density. The Land Use Element states:

> "The residential use classifications of the Land Use Policy Map are intended to describe dominant housing characteristics within the areas covered and are representative of permitted density ranges established by various city and community plans throughout Los Angeles County."

General Plan, p. III-30. The Land Use Element states that only "Minor density variations may be permitted..." *Id.* The proposed density variation here is not minor.

Moreover, dramatically changing the zoning density of one property simply to accommodate the pleasures of one developer to the substantial detriment of the surrounding community is not good planning practice. The proposed change in zoning and General Plan Category will open the door to future high-density development in the immediate area. Those persons who have purchased single-family homes in the neighborhood should be able to rely upon the current zoning restrictions in place without the fear that they will be increased more than twofold in order to make way for one monstrous development.

Even with the proposed amendment to the General Plan, the Project is not consistent with the General Plan and should be denied. The Project does not maintain or enhance the qualities of the existing residential neighborhood, as required by the General Plan. To the contrary, the single-family residential neighborhood surrounding the Project will suffer greatly by the visual blight created by the four-story structures and their large footprints, as well as the increased traffic and negative environmental impacts. There are no similarly tall structures in the area, which will not be adequately camouflaged with landscaping and which residents for several blocks around will have to contend with every time they look toward that area. If approved, the Project will be the largest structure or development of its kind from Temple City, South Arcadia, North El Monte, and South Monrovia to Irwindale. The Project simply does not fit in the neighborhood, as the numerous proposed amendments and entitlements sought by the applicant demonstrate. It could not be built without these onerous concessions, nor should it be.

In addition, the Project eliminates a crucial segment of the County's low-income housing by replacing a mobilehome park. In these economic times, mobilehome parks provide much-needed housing to those with limited means. Yet, rather than accommodate these needs, the applicant explicitly declined to include any low-income units because of concerns for its own bottom line. This is inconsistent with the County's Housing Element of the General Plan.

The County Zoning Ordinance and General Plan were put in place to reflect the current state of the community and to protect it. The Project promises to irreversibly obliterate these protections for the surrounding residential community if it is approved through permanent modifications to these essential County provisions.

Please deny this Project. The proper environmental review has not been conducted, including an analysis of greenhouse gas emissions, and the Project proposes a high-density use that is wholly incompatible with the surrounding community, the General Plan, and the zoning designation. It will also place an undue burden on its neighbors through increased traffic, air quality impacts, and visual blight.

Thank for your time and consideration of these issues.

Sincerely,

Craig V. Manning

cc: Mr. Jodie Sackett