PART II – CONSENT ITEMS FOR APPROVAL

Time Extensions

Land Divisions

6. Project No. TR068400-(5) (Mr. Szalay)
   Applicant: Alethea Hsu/Prime Enterprises, LLC
   4241 E. Live Oak Avenue, Arcadia
   South Arcadia Zoned District

   a. Plan Amendment No. 2007-00002
      A request to amend the Los Angeles Countywide General Plan (“General Plan”)
      Land Use Policy Map (“Land Use Policy Map”) by amending the site’s land use
      designation from Category 1 (Low-Density Residential) to Category 3 (Medium-
      Density Residential).

   b. Zone Change No. 2007-00004
      A request to amend the site’s zoning from Zone C-3 (Unlimited Commercial), Zone
      R-3-P (Combined Limited Multiple Residence and Parking), and Zone R-A
      (Residential Agricultural), to Zone R-3-24U-DP (Limited Multiple Residence – 24
      Dwelling Units Per Net Acre – DP). The –DP overlay zone will ensure that
      development occurring after rezoning will conform to the approved plans and be
      compatible with the surrounding area.

   c. Vesting Tentative Tract Map No. 068400
      To create six multi-family lots with a total of 318 residential condominium units,
      comprised of 170 townhouse units in 23 buildings, 75 units and 73 units,
      respectively, in two four-story condominium towers, a community center, a
      clubhouse, a pool, a playground, and village green on 12.1 gross acres. The Project
      will contain a total of 75 market rate condominium units set-aside for seniors aged
      55 years and older.

   d. Conditional Use Permit No. 2007-00073
      To authorize on-site grading in excess of 100,000 cubic yards and ensure
      consistency with the Development Program (-DP) overlay zoning on the site.

   e. Mobilehome Permit No. 2010-00003
      To authorize the closure of the Mobilehome Park by adopting the mobilehome park
      closure impact report (“Closure Impact Report”) pursuant to section 66427.4 of the
      California Government Code and section 8.57.300 of the Los Angeles County Code
      (“County Code”).

   f. Parking Permit No. 2008-00002
      To authorize shared and reciprocal parking among six multi-family residential lots
      to be developed on the site. The Project will provide a total of 746 parking spaces,
638 of which will be reserved for residents and 108 of which will be reserved for guests.

g. Housing Permit No. 2010-00001
To authorize a density bonus for the Project based on the permittee’s set-aside of 75 units for senior housing on the site.

h. Environmental Assessment No. 200700062
Based on the Initial Study, staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures contained in the Mitigation Monitoring Program ("MMP") prepared for the Project are necessary to ensure the Project will not have a significant effect on the environment.

i. This Time Extension action is categorically exempt pursuant to Class 5 Minor Alterations in Land Use Limitations of the CEQA guidelines.

Time extension request is from October 30, 2017 to October 30, 2018.

Approve this extension for Vesting Tentative Tract Map No. 068400 for one (1) year pursuant to Section 66452.6(e) of the Subdivision Map Act and Section 21.40.180 of the Los Angeles County Code (Subdivision Ordinance) subject to the findings and conditions of the tentative approval. This is the second discretionary time extension.