REPORT TO THE HEARING OFFICER

DATE ISSUED: April 4, 2019
HEARING DATE: April 16, 2019
AGENDA ITEM: 11
PROJECT NUMBER: 2018-001165-(5)
PERMIT NUMBERS: Amendment to Vesting Tentative Tract Map No. 068400-1 RPPL2018000831
Conditioned Use Permit Modification No. RPPL2018000842
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 4241 E Live Oak Avenue, Arcadia
OWNER: Prime Enterprises LLC
APPLICANT: Dennis Cavallari, Steelwave LLC
CASE PLANNER: Steven Jones, Principal Planner sdjones@planning.lacounty.gov

RECOMMENDATION
The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

The Department of Regional Planning staff ("Staff") recommends APPROVAL of Project Number 2018-001165-(5), Amendment to Vesting Tentative Tract Map Number 068400-1 RPPL2018000831 and CUP Modification No. RPPL2018000842, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:
CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, AND, HAVING CONSIDERED THE ADDENDUM ALONG WITH THE MITIGATED NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. RENV-200700062) FOR THE PROJECT, HEREBY APPROVE THE ADDENDUM TO THE CERTIFIED MITIGATED NEGATIVE DECLARATION.
SUGGESTED MOTION:
I, THE HEARING OFFICER, APPROVE AMENDMENT TO VESTING TENTATIVE TRACT MAP NUMBER 068400-1 RPPL2018000831 AND CONDITIONAL USE PERMIT MODIFICATION NUMBER RPPL2018000842.

PROJECT DESCRIPTION
A. Entitlements Requested
- Amendment to Vesting Tentative Tract Map Number 068400-1 RPPL2018000831 to create six multi-family residence lots developed with residential condominium units and senior-citizen housing set aside units on 12.05 acres within Zone R-3-24U-DP (Limited Density Multiple Residence – 24 Dwelling Units Per Acre – Development Program) pursuant to County Code Section 21.40.010.
- Conditional Use Permit Modification Number RPPL2018000842 to authorize modification and elimination of conditions of approval of previously approved CUP 200700073 in Zone R-3-24U-DP (Limited Density Multiple Residence – 24 Dwelling Units Per Acre – Development Program) to County Code 22.56.1600.

B. Project
Amendment to Vesting Tentative Tract Map Number 68400-1 RPPL2018000831 is a request to authorize changes to the tentatively approved tract map to reduce density, by proposing fewer units, adjust lot lines, modify siting and architectural design and reduce earthwork volume quantities for grading.

Conditional Use Permit Modification Number RPPL2018000842 is a request to eliminate conditions related to the development program allowed setbacks and heights of buildings, walls and fences. The proposed map amendment changes eliminate the need for height increases and reduced setbacks.

C. Project Background
The project was approved on October 30, 2012. The approval amended the site’s General Plan land use designation, changed the site’s zoning, vesting tentative tract map authorized the creation of multi-family residence lots developed with 318 attached residential condominium units within several detached buildings, modifications for setbacks and heights, the closure of a mobilehome park, shared parking and a density bonus resulting in a 75-unit senior citizen housing set-aside on 12.1 gross acres within the South Arcadia Zoned District of the South Monrovia Islands.

SUBJECT PROPERTY AND SURROUNDINGS
The following chart provides property data within a 500-foot radius:
<table>
<thead>
<tr>
<th>LOCATION</th>
<th>LAND USE POLICY</th>
<th>ZONING</th>
<th>EXISTING USES</th>
</tr>
</thead>
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<tr>
<td>SUBJECT PROPERTY</td>
<td>H30 (Residential 30: 0-30 du/net ac)</td>
<td>R-3-24U-DP (Limited Density Multiple Residence – 24 Units Per Acre – Development Program)</td>
<td>Vacant</td>
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<tr>
<td>NORTH</td>
<td>H9 (Residential 9: 0-9 du/net ac)</td>
<td>R-A (Residential Agricultural)</td>
<td>Single-Family Residential</td>
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<td>EAST</td>
<td>H9 CG (General Commercial)</td>
<td>R-A C-3 (General Commercial)</td>
<td>Single-Family Residential Commercial Retail</td>
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<td>SOUTH</td>
<td>H9 H30 CG</td>
<td>A-1 R-3-P (Limited Density Multiple Residence – Parking) C-3</td>
<td>Single-Family Residential Multi-Family Residential Commercial Retail</td>
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<td>H9 CG</td>
<td>R-A C-3</td>
<td>Single-Family Residential Commercial Retail</td>
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PROPERTY HISTORY
A. Zoning History
B. Previous Cases

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<th>CASE NO.</th>
<th>REQUEST</th>
<th>DATE OF ACTION</th>
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<td>Vesting Tentative Tract Map Number 068400</td>
<td>Tentatively approved to create multi-family residence lots.</td>
<td>October 30, 2012</td>
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<tr>
<td>Plan Amendment Number 200700002</td>
<td>Amended the site’s land use category from Category 1 (Low Density Residential) to Category 3 (Medium-Density Residential).</td>
<td>October 30, 2012</td>
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<td>Zone Change Number 200700004</td>
<td>Changed the site’s zoning from Zones C-3, R-3-P and R-A to Zone R-3-24U-DP</td>
<td>October 30, 2012</td>
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<td>Conditional Use Permit Number 200700073</td>
<td>Authorized grading exceeding 100,000 cubic yards, a development program overlay and modified development standards.</td>
<td>October 30, 2012</td>
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<td>Mobilehome Permit Number 201000003</td>
<td>Authorized the closure of a mobilehome park on site.</td>
<td>October 30, 2012</td>
</tr>
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<td>Parking Permit Number 200800002</td>
<td>Authorized shared and reciprocal parking among six multi-family residence lots developed on site.</td>
<td>October 30, 2012</td>
</tr>
<tr>
<td>Housing Permit Number 201000001</td>
<td>Authorized a density bonus of 52 units for a 75 – dwelling unit senior citizen housing set aside</td>
<td>October 30, 2012</td>
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<tr>
<td>Plot Plan 47330</td>
<td>Denied authorization to erect a billboard sign.</td>
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**ANALYSIS**

**A. Land Use Compatibility**

The project scope is consistent with the zoning designation and land use category. With the clarification of conditions of approval, the project’s implementation is
forwarded in a way that supports protection of surrounding uses including the existing residential neighborhoods by having two-story attached residential units near the existing single-family residence lots and the taller apartment-house style units near the existing commercial development and major highway.

Landscaping, walls, building orientation and newly-proposed architectural details and building design changes lend aid to matching or improving conflicts between the existing and proposed development.

B. Neighborhood Impact
The application includes a project burden of proof that explains the purpose of the request. The proposed decreased number of dwelling units is a reduced impact on the environment since the development of fewer units places less demand on the existing infrastructure. Architectural details and design elements, including height reductions, make the proposed project compatible with the existing construction types and design schemes.

C. Design Compatibility
The applicant has consulted with the subdivision committee. The County departments of the subdivision committee have no objections to the request to amend the revised vesting tentative tract map and to amend the conditions of the conditional use permit modification.

Surrounding zoning includes low-density residential zones. The proposed project is a residential with the lower density areas of the site adjoining the single-family residence lots while the heavy density areas adjoin the commercially zoned properties around the site.

Surrounding properties are vacant and undeveloped, adjacent neighborhood open space areas or developed with single-family residences. Industrial uses are found south of the project site.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY
The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY
The proposed project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).
BURDEN OF PROOF
The applicant is required to substantiate all facts identified by Section 22.230.040 of the County Code. The Burden of Proof with applicant’s responses is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS
An Addendum to the certified Mitigated Negative Declaration (“MND”) for the project was prepared in compliance with the California Environmental Quality Act (“CEQA”) and the County environmental guidelines.

CEQA Section 15164 authorizes a Lead Agency to prepare an Addendum to an MND if changes or additions are necessary.

- No substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new potentially significant environmental effects or a substantial increase the severity of previously identified potentially significant effects;
- No new information of substantial importance, which was not known, and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted as complete has arisen:
  - Therefore the project will not have one or more significant effects not discussed in the previous MND;
  - Potentially significant effects previously examined will not be substantially more severe than shown in the previous MND:
    - No new mitigation measures or alternatives previously found to be infeasible have been found to be feasible but declined by the project proponent to be adopted; and
    - No new mitigation measures or alternatives which are considerably different from those analyzed in the previous MND, and that would substantially reduce one or more potentially significant effects on the environment, have been found and declined by the project proponent to be adopted.

The current request qualifies for an addendum to the Environmental Impact Report.

A copy of the Addendum is attached (Exhibit F – Environmental Determination).
COMMENTs RECEIVED

A. County Department Comments and Recommendations
   1. The Department of Public Works, in a letter dated December 4, 2018, recommended that the Project proceed to public hearing.
   2. The Fire Department, in a letter dated December 6, 2018, recommended that the Project proceed to public hearing with required conditions of approval.
   3. The Department of Parks and Recreation, in a letter dated November 15, 2018, recommended park obligation fees and conditions of approval for the project.
   4. The Department of Public Health, in a letter dated November 14, 2018, cleared the project for public hearing.

B. Other Agency Comments and Recommendations
   Staff received no other agency comments nor recommendations.

C. Public Comments
   Staff received phone calls regarding the project inquiring about the scope of changes proposed.

Report
Reviewed By: ____________________________

Supervisor’s Name, Supervising Regional Planner

Report
Approved By: ____________________________

Deputy Director’s Name, Deputy Director

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### TABLE 1: BUILDING INFORMATION TABLE

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### TABLE 3: BUILDINGS PER LOT SUMMARY

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### TABLE 5: UNIT TABULATION

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</table>
VESTING TENTATIVE TRACT NO. 68400
AMENDED EXHIBIT A

BUILDING TYPE A1 ELEVATION

BUILDING TYPE A3 ELEVATION

BUILDING TYPE A2 ELEVATION

BUILDING TYPE B1 ELEVATION

KEY MAP

RECEIVED
DEPT. OF REGIONAL PLANNING
AMENDED EXHIBIT PG 5 OF 807 NOVEMBER 2018
PROJECT SUMMARY

PROJECT NUMBER
TR068400-1

HEARING DATE
February 19, 2018

REQUESTED ENTITLEMENTS
Amendment to Vesting Tentative Tract Map No. 068400
RPPL2018000831
Modification to Conditional Use Permit No.
RPPL2018000842
Environmental Assessment No. 200700062

OWNER / APPLICANT
Steelwave Acquisitions, LLC (Dennis Cavallari)

MAP/EXHIBIT DATE
November 7, 2018

PROJECT OVERVIEW
The project, Arcadia Commons, (previously known as Santa Anita Village) was approved in 2012 to create six multi-family lots for the development of 318 condominium units, 75 which are designated as senior housing (55 yrs. and above). The following items are proposed to be amended:

- Lot line modifications
- Reduce the unit count from 318 to 303
- Modify unit count housed in townhouse-style units and condominium units and reduce building count.
- Widen main project entrance and modify median on Mayflower entrance
- Fire lane reduction
- Setback differences
- Reduction in grading quantities
- Redesign to reduce visibility of garages from the public right-of way
- Add courtyard areas
- Modify to have only one larger community enter instead of two and add pedestrian walkways.

LOCATION
4241 E Live Oak Avenue

ACCESS
East Live Oak Avenue and South Mayflower Avenue

ASSESSORS PARCEL NUMBER(S)
8511-028-017

SITE AREA
12.05 acres (gross); 11.35 acres (net)

GENERAL PLAN / LOCAL PLAN
Countywide – General Plan

ZONED DISTRICT
South Monrovia Islands

LAND USE DESIGNATION
H30-(0-30 du/acre)

ZONE
R-3-24U-DP (Limited Multiple Residence – 24 Dwelling Units per Acre – Development Program)

PROPOSED UNITS
303

MAX DENSITY/UNITS
266 without density bonus

COMMUNITY STANDARDS DISTRICT
N/A

ENVIRONMENTAL DETERMINATION (CEQA)
Proposed addendum to the certified final Mitigated Negative Declaration (“MND”).

KEY ISSUES
- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Sections of Titles 21 and 22 of the Los Angeles County Code:
  o 21.40.040 (Information and Documents Required)
  o 22.56.040 (Conditional Use Permit Burden of Proof Requirements)

CASE PLANNER:
Steven Jones

PHONE NUMBER:
(213) 974 - 6433

E-MAIL ADDRESS:
sdjones@planning.lacounty.gov
1. The Hearing Officer of Los Angeles County, Alex Garcia, conducted a duly noticed public hearing in the matter of an amendment to conditionally approved Vesting Tentative Tract Map No. 68400 ("Amendment") on April 16, 2019.

2. Vesting Tentative Tract Map No. 68400 ("TR 68400") was approved by the Board of Supervisors on October 30, 2012 to create six multi-family residence lots developed with 318 residential condominium units attached within 25 detached buildings on a 11.4-acre site in the unincorporated community of Arcadia within the South Monrovia Island, applied for by Prime Enterprises, LLC.

3. The Amendment proposes the following changes to the approved TR68400:
   - Reduce density by proposing fewer units;
   - Adjust lot lines;
   - Modify proposed siting and architectural design; and
   - Reduce earthwork movement volumes.

4. Only items proposed for modification are considered by the Hearing Officer at the public hearing. All other project features and conditions remain as previously approved. The conditions of approval provide for appropriate mitigation measures.

5. The amended revised map proposes to create six multi-family residence lots developed with 303 residential condominium units attached within 25 detached buildings on 11.4-acres within the Castaic community in the South Arcadia Zoned District.

6. The subject site is located 4241 Live Oak Avenue in the South Monrovia Islands within the South Arcadia Zoned District.

7. Access to the site is via Mayflower and Live Oak Avenues.

8. The project site is within Zones A-2-2 (Heavy Agricultural – Two-Acre Minimum Required Lot Area), M-1.5-DP (Restricted Heavy Manufacturing – Development Program) and RPD-5,000-2.8U (Residential Planned Development – 5,000-Square Foot Minimum Required Area – 2.8 Dwelling Units Per Acre).

9. Surrounding zoning within a 500-foot radius consists of the following:
   - North: R-A
   - East: R-A, C-3
DRAFT FINDINGS

- South: R-3-P, C-3, A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)
- West: R-A

10. 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

11. 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 22.52.020 and 22.52.030 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.

12. The property is depicted in the Residential 30 (“H30”) land use category of the 2035 General Plan (“Plan”). Residential development is permitted within the H30 land use category.

13. CUP Modification No. RPPL2018000842 is a request for modification and/or elimination of the conditions of approval associated with the Zone -DP 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). The proposed Zone -DP modifications to Zone R-3 development standards include:

   (Building Heights)
   a) Buildings no. 2 through 22: To allow a maximum height of 36 feet and nine inches.
   b) Buildings no. 23 and 24: To allow a maximum height of 49 feet six inches.

   (Walls and Fences)
   a) Lot nos. 2 - 4: To allow a wall/fence height up to nine feet within the required side and rear yard setbacks.
   b) Lot no. 5: To allow a wall/fence height up to eight feet within the required front yard setback and to allow a wall/fence height up to nine feet within the side and rear yard setbacks.
   c) Lot no. 6: To allow a wall/fence height up to eight feet within the required rear and side yard setbacks.

14. Staff received public questions regarding the proposed scope of changes during phone call inquiries.
15. RESERVED.

16. The Hearing Officer finds that the requested amendments are in keeping with the intent of the approved vesting tentative map and are necessary for project implementation.

17. The Hearing Officer finds that fewer units is a decrease of the project’s environmental impact since there is less need for public services.

18. The Hearing Officer finds that the proposed adjustment of lot lines eliminates the need for building setback modifications.

19. The Hearing Officer finds that the proposed changes to the siting and architectural details, including proposed reduced heights, are in keeping with the neighborhood pattern of development.

20. The Hearing Officer finds that the total earthwork is reduced by approximately 105,080 cubic yards because the proposal eliminates areas of approved grading activity, including a reduction of 15,990 cubic yards of import grading, decreasing the project site’s impact on the surrounding area and public infrastructure.

21. The Hearing Officer finds that having fewer truck trips of import grading reduces the project’s environmental impact.

22. The Hearing Officer determines that approval of this amendment map changes no map expiration dates. The expiration date of Vesting Tentative Tract Map 68400 is currently October 30, 2019.

23. This tract map was originally approved as a vesting tentative map. As such, it is subject to the provisions of Section 21.38.010 of the County Code. The Amendment changes neither the vesting status nor the map expiration date.

24. A Mitigated Negative Declaration (“MND”) was certified on October 30, 2012 based on an initial study, which was prepared in accordance with the California Environmental Quality Act (“CEQA”), the CEQA Guidelines, and the County environmental document guidelines.
25. A mitigation monitoring program, consistent with the conclusions and of the initial study, was prepared and its requirements have been incorporated into the conditions of approval for this project.

26. An addendum to the MND has been recommended as the appropriate environmental document for this project map amendment pursuant to CEQA and the Los Angeles County environmental document guidelines.

27. After consideration of the addendum to the certified MND, together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the proposed amendment will have a significant effect on the environment.

28. The Hearing Officer finds that the addendum reflects the independent judgment and analysis of the Hearing Officer, and approves the addendum.

29. Approval of this amendment is subject to the subdivider’s compliance with the attached conditions of approval.

30. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer’s decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

THEREFORE THE HEARING OFFICER:

1. Approves the addendum to the MND and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.

2. Approves the Amendment to Vesting Tentative Tract Map No. 68400-1 RPPL2018000831 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.
1. The Hearing Officer of Los Angeles County, Alex Garcia, conducted a duly noticed public hearing in the matter of a conditional use permit modification and elimination of conditions (“CUP MOD”) on April 16, 2019.

2. Conditional Use Permit No. 200700073 (“CUP”) was approved by the Board of Supervisors on October 30, 2012 to (a) authorize on-site grading in excess of 100,000 cubic yards and (b) ensure consistency with the Development Program (DP) overlay zoning on the site.

3. CUP Modification No. RPPL2018000842 is a request for modification and/or elimination of the conditions of approval associated with the Zone -DP 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). The proposed Zone -DP modifications to Zone R-3 development standards include:

   (Building Heights)
   a) Buildings no. 2 through 22: To allow a maximum height of 36 feet and nine inches.
   b) Buildings no. 23 and 24: To allow a maximum height of 49 feet six inches.

   (Walls and Fences)
   a) Lot nos. 2 - 4: To allow a wall/fence height up to nine feet within the required side and rear yard setbacks.
   b) Lot no. 5: To allow a wall/fence height up to eight feet within the required front yard setback and to allow a wall/fence height up to nine feet within the side and rear yard setbacks.
   c) Lot no. 6: To allow a wall/fence height up to eight feet within the required rear and side yard setbacks.

4. Only items proposed for modification are considered by the Hearing Officer at the public hearing. All other project features and conditions remain as previously approved. The conditions of approval provide for appropriate mitigation measures.

5. Vesting Tentative Tract Map TR068400 was approved by the Board of Supervisors, concurrently with the CUP, to create six multi-family residence lots developed with 318 residential condominium units attached within 25 detached buildings on an 11.4-acre site in the unincorporated community of Arcadia within the South Monrovia Island.

6. The Amendment to Vesting Tentative Tract Map No. 68400-1 RPPL2018000831 (“Amendment”) proposes the following changes to the approved TR68400:

   - Reduce density by proposing fewer units;
   - Adjust lot lines;
• Modify proposed siting and architectural design; and
• Reduce earthwork movement volumes.

7. The Amendment proposes to create six multi-family residence lots developed with 303 residential condominium units attached within 25 detached buildings on 11.4-acres in the unincorporated Arcadia community within the South Monrovia Islands.

8. The subject site is located 4241 Live Oak Avenue in the South Monrovia Islands within the South Arcadia Zoned District.

9. Access to the site is via Mayflower and Live Oak Avenues.

10. The project site is within Zones A-2-2 (Heavy Agricultural – Two-Acre Minimum Required Lot Area), M-1.5-DP (Restricted Heavy Manufacturing – Development Program) and RPD-5,000-2.8U (Residential Planned Development – 5,000-Square Foot Minimum Required Area – 2.8 Dwelling Units Per Acre).

11. 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

12. 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

13. 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 22.52.020 and 22.52.030 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.

14. The property is depicted in the Residential 30 (“H30”) land use category of the 2035 General Plan (“Plan”). Residential development is permitted within the H30 land use category.
15. Staff received public questions regarding the proposed scope of changes during phone call inquiries.

16. RESERVED.

17. The Hearing Officer finds that the requested amendments are in keeping with the intent of the approved vesting tentative map and are necessary for project implementation.

18. The Hearing Officer finds that fewer units is a decrease of the project’s environmental impact since there is less need for public services.

19. The Hearing Officer finds that the proposed adjustment of lot lines eliminates the need for building setback modifications.

20. The Hearing Officer finds that the proposed changes to the siting and architectural details, including proposed reduced heights, are in keeping with the neighborhood pattern of development.

21. The Hearing Officer finds that the proposed architectural details of the project complement the fabric of the existing pattern of development.

22. The Hearing Officer finds that the proposed siting changes reflect good design expression for internal circulation and appearance.

23. The Hearing Officer finds that the total earthwork is reduced by approximately 105,080 cubic yards because the proposal eliminates areas of approved grading activity, including a reduction of 15,990 cubic yards of import grading, decreasing the project site’s impact on the surrounding area and public infrastructure.

24. The Hearing Officer finds that having fewer truck trips of import grading reduces the project’s environmental impact.

25. The Hearing Officer finds that the proposed development standards are similar to those originally approved.

26. A Mitigated Negative Declaration (“MND”) was certified on October 30, 2012 based on an initial study, which was prepared in accordance with the California Environmental Quality Act (“CEQA”), the CEQA Guidelines, and the County environmental document guidelines.
27. A mitigation monitoring program, consistent with the conclusions and of the initial study, was prepared and its requirements have been incorporated into the conditions of approval for this project.

28. An addendum to the MND has been recommended as the appropriate environmental document for this project map amendment pursuant to CEQA and the Los Angeles County environmental document guidelines.

29. After consideration of the addendum to the certified MND, together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the proposed amendment will have a significant effect on the environment.

30. The Hearing Officer finds that the addendum reflects the independent judgment and analysis of the Hearing Officer, and approves the addendum.

31. Approval of this amendment is subject to the subdivider’s compliance with the attached conditions of approval.

32. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer’s decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

THEREFORE THE HEARING OFFICER:

1. Approves the addendum to the MND and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.

2. Approves the Amendment to Vesting Tentative Tract Map No. 68400-1 RPPL2018000831 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.
DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2018-001165-(5)
AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 68400-1 RPPL2018000831

PROJECT DESCRIPTION
The project is a request for conditional use permit modification to authorize modification and/or elimination of the conditions of approval associated with the Zone -DP 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) subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, subdivider or successor in interest (“subdivider”) shall include the applicant, owner of the property, 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 subdivider, and the owner of the subject property, if other than the subdivider, have filed at the office of the Los Angeles County (“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. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4[indemnification], 5[litigation deposit] and 8[expiration if not vested] shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.

4. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but
not limited to, depositions, testimony, and other assistance provided to subdivider or subdivider's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the subdivider according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Upon any transfer or lease of the property during the term of this grant, the subdivider, or the owner of the subject property, if other than the subdivider, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. 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.

9. 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 subdivider to cease any development or activity not in full compliance shall be a violation of these conditions.

If additional 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 subdivider shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Prior to the issuance of any building permit(s), the subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The subdivider shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The subdivider shall provide proof of payment upon request from Regional Planning.
11. Within five (5) working days from the day after your appeal period ends Monday, April 29, 2019, the subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (“NOD”) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the subdivider shall pay the fees in effect at the time of the filing of the NOD. No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. The subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program (“MMRP”), which are incorporated by this reference as if set forth fully herein.

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

14. The subdivider shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

15. 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 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, or as otherwise authorized pursuant to Section 22.238.020 of the County Code.

16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved vesting map Exhibit "A" or a revised Exhibit "A" approved by the Director of Regional Planning (“Director”).

19. The subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the subdivider has control.
20. All structures, walls and fences open to public view shall remain free of graffiti or other 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 business being operated on 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.

In the event of graffiti or other extraneous markings occurring, the subdivider 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.

21. The subject property shall be developed and maintained in substantial conformance with the vesting map and plans marked Exhibit “A”.

22. In the event that subsequent revisions to the approved vesting map and Exhibit “A” are submitted, the subdivider shall submit a copy of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved vesting map and Exhibit “A”. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

AMENDMENT TO THE VESTING TENTATIVE TRACT MAP SPECIFIC CONDITIONS

23. Conditions of Approval for Vesting Tentative Tract Map No. TR068400 (“Vesting Map”), which the Los Angeles County Board of Supervisors originally adopted on October 30, 2012 are incorporated herein by reference as modified the revised conditions below.

24. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code.

25. The project site shall be developed and maintained in substantial compliance with the approved vesting map and Exhibit “A” dated November 7, 2018, or Revised Exhibit “A” approved by the Director.

26. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning and Public Works.

Attachments:
Subdivision Committee reports
DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2018-001165-(5)
CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2018000842

PROJECT DESCRIPTION
The project is a request for conditional use permit modification to authorize modification and/or elimination of the conditions of approval associated with the Zone -DP 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) subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, permittee or successor in interest ("permittee") shall include the applicant, owner of the property, 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 ("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. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4[indemnification], 5[litigation deposit] and 8[expiration if not vested] shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.

4. 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 limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. 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 make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but
not limited to, depositions, testimony, and other assistance provided to permittee or permittee’s counsel.

If during the litigation process, actual costs or expenses 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 $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. 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.

9. 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.

If additional 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 enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
11. Within five (5) working days from the day after your appeal period ends Monday, April 29, 2019, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (“NOD”) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD. No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program (“MMRP”), which are incorporated by this reference as if set forth fully herein.

13. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee’s compliance with the required mitigation measures.

14. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

15. 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 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, or as otherwise authorized pursuant to Section 22.150.110 of the County Code.

16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

17. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

18. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved vesting map Exhibit "A" or a revised Exhibit "A" approved by the Director of Regional Planning (“Director”).

19. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
20. All structures, walls and fences open to public view shall remain free of graffiti or other 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 business being operated on 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.

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.

21. The subject property shall be developed and maintained in substantial conformance with the vesting map and plans marked Exhibit “A”.

22. In the event that subsequent revisions to the approved vesting map and Exhibit “A” are submitted, the permittee shall submit a copy of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved vesting map and Exhibit “A”. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

CONDITIONAL USE PERMIT MODIFICATION SPECIFIC CONDITIONS

23. Conditions of approval for Conditional Use Permit No. 200700073 (“CUP”), which the Los Angeles County Board of Supervisors originally adopted on May 15, 2012 are incorporated herein by reference as modified the revised conditions below.

24. The project site shall be developed and maintained in substantial compliance with the approved vesting map and Exhibit “A” dated November 7, 2018, or Revised Exhibit “A” approved by the Director.

25. Condition no. 39 of the original conditions of approval for the CUP is hereby revised as follows:

26. The following development standards are permitted for the project:

   (Building Heights)
   a) Buildings no. 2 through 22: To allow a maximum height of 36 feet and nine inches.
   b) Buildings no. 23 and 24: To allow a maximum height of 49 feet six inches.

   (Walls and Fences)
   a) Lot nos. 2 - 4: To allow a wall/fence height up to nine feet within the required side and rear yard setbacks.
   b) Lot no. 5: To allow a wall/fence height up to eight feet within the required front yard setback and to allow a wall/fence height up to nine feet within the side and rear yard setbacks.
c) Lot no. 6: To allow a wall/fence height up to eight feet within the required rear and side yard setbacks

Attachments:
Subdivision Committee reports
Burden of Proof
Minor Modification to Conditional Use Permit Case No. 2007-00073-(5)

Application Request

This application requests minor revisions to the conditions of approval of the approved Conditional Use Permit No. 2007-00073-(5) to reflect the current site plan and amended vesting tentative tract map. Specifically, the proposed project will construct fewer residential units and consolidates and renumbers buildings in generally the same layout as the approved project. Condition No. 39, which prescribes development standards for each lot and building would be eliminated; such standards relating to setbacks, building heights and walls and fences would instead be established by the Exhibit “A” site plan.

I. The Burden of Proof for Conditional Use Permit Case No. 2007-00073-(5) as Modified is Satisfied as Required By Section 22.56.040

The Board of Supervisors found previously that development of the site with residential condominium units met the following burdens of proof when it approved Conditional Use Permit Case No. 2007-00073-(5) in October, 2012.

A. The requested use at the location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the area.

B. The requested use at the location will not be materially detrimental to the use, enjoyment, or valuation of property of other persons in the vicinity of the site.

C. The requested use at the location will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare.

D. The site of the proposed project is appropriate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code or as is otherwise required in order to integrate the proposed uses with the uses in the surrounding area.

E. The proposed project site is adequately served by nearby highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic the project will generate and by other public or private service facilities as are required.

See attached Findings of Fact to support the Board’s determinations and approval of the conditional use permit and related project approvals (Mobilehome Permit No. 2010-00003, Parking Permit No. 2008-00002, and Housing Permit No. 2010-00001). The Board also approved a general plan amendment, zone change, and a subdivision map to accommodate the project (General Plan Amendment No. 2007-00002, Zone Change No. 2007-00004, and Vesting Tentative Tract Map No. 068400).
As part of the final design for the project, the applicant proposes to reduce the number of residential units from 318 to 303, change the phasing of development, reconfigure the buildings and green space, and modify the architectural design. These project changes are designed to enhance visual screening for adjacent homes via increased building setbacks, enhanced landscape screening, and height reductions along the site perimeter. The two larger four-story buildings will still be located away from the single-family residences near existing commercial and multi-family development along Live Oak Avenue. Overall, these features help to ensure that the redevelopment of the site will be compatible and enhance the adjacent residential neighborhood.

Most of these design changes do not require modification to the approved conditional use permit. The revised design does not infringe upon established setbacks or increase building or wall heights. The requested elimination of the conditions would simply reflect the changes in building numbers and current configuration. The requested modifications are minor and do not change the conclusions of the Board of Supervisors when it approved the conditional use permit. The site was approved for a residential condominium project and will still be developed with a residential condominium project of a similar size.

These modifications will not change the project in any way that would: adversely affect the health, peace, comfort or welfare of persons residing or working in the area; be materially detrimental to the use, enjoyment or valuation of property or other persons in the vicinity of the site; or jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare. The impact to the surrounding community of a 318-unit condominium project is not substantially different from the impact of a 303-unit condominium project.

The project site was sufficiently large to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 when 318 units were proposed. The site remains large enough to accommodate the required design standards for 303 units.

The project was served adequately by highways, streets, and services for 318 units, and remains so with 303 units.

II. The Modified Conditional Use Permit Will Not Materially Deviate From the Terms and Conditions Imposed in the Previously Approved Conditional Use Permit

The application requests minor revisions to the conditions of approval of the conditional use permit to reflect the currently proposed building configuration and layout. The project as proposed remains a residential condominium development, and is not substantially different from the project approved by the Board of Supervisors in 2012. The modified conditions will not substantially alter or materially deviate from the terms and conditions of the approved project.
III. Approval of the Application is Necessary to Allow the Reasonable Operation and Use Granted in the Conditional Use Permit

The project modifications are necessary to respond to current market conditions. The market has shifted with respect to unit type and residential amenities. The design changes requested by the related amended map and the minor changes to the conditions of the conditional use permit are necessary to allow the reasonable use granted by the Board of Supervisor’s approval of the project.
ADDENDUM TO FINAL ENVIRONMENTAL IMPACT REPORT FOR
AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. TR068400-1
RPPL2018000861

Vesting Tentative Tract Map No. 068400 was approved by the Board of Supervisors on October 3, 2012. The approval amended the site’s General Plan land use designation, changed the site’s zoning, vesting tentative tract map authorized the creation of multi-family residence lots developed with 318 attached residential condominium units within several detached buildings, modifications for setbacks and heights, the closure of a mobilehome park, shared parking and a density bonus resulting in a 75-unit senior citizen housing set-aside on 12.1 gross acres within the South Arcadia Zoned District of the South Monrovia Islands. The requested amendment would pertain to a reduction in density, proposed lot line changes, setback differences, reductions in grading quantities and changes to architectural design and siting of fewer structures.

The purpose of the requested amendment is for architectural and site design improvements to respond to privacy concerns from the adjacent/adjoining single-family residence properties and anticipated environmental impacts. The proposed changes also intend to implement a design that achieves earthwork in aesthetic harmony with the adjacent neighborhood pattern and residences in the area since a reduction in grading volumes is proposed.

The applicant has stated that the above modifications are necessary blend with the existing pattern of neighborhood development.

Staff is in support of the amendment request.

Section 15164 of the California Environmental Quality Act authorizes Lead Agencies to prepare an Addendum to a previously certified Environmental Impact Report if changes or additions to the document are necessary but and none of the conditions described in Section 15162 are present. Staff of the Department of Regional Planning has determined that none of the conditions described in Section 15162 are present. With respect to the reduction in density, lot line configuration changes setback differences, reduced grading activity and architectural design and siting of fewer structures, no new environmental effects have been identified with regard to the design standards. No new information pertaining to the subject property or the environmental impacts of the existing development has been discovered during the preparation of this Addendum.

Therefore, the Addendum to the previously certified and adopted Environmental Impact Report provides adequate environmental analysis for the proposed project as amended since development activity is proposed to decrease and anticipated impacts lessened.
Digital Ortho Aerial Imagery: Los Angeles Region Imagery Acquisition Consortium (LARIAC) 2017
Figure 1 View from Live Oak Avenue

Figure 2 View from Mayflower Avenue
Figure 3 Public Hearing Notice Live Oak Avenue
Figure 4 Public Hearing Notice Mayflower Avenue
The following reports consisting of 20 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. 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.

6. 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.
7. If applicable, quitclaim or relocate easements running through proposed structures.

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

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 and Fire Department.

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

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

13. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, 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 so forth (or a modified unit map recording sequence approved by Public Works) 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 the first plan check submittal, the applicant shall deposit the sum of $5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Phoenix Khoury Phone (626) 458-3133 Date 12-04-2018
HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 07/14/2018, or the latest revision, to the satisfaction of the Department of Public Works.

Review by: Vilong Tuong  Date: 11/28/2018  Phone: (626) 458-4921
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does not need to be reviewed by the Geotechnical and Materials Engineering Division.

- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works Manual for Preparation of Geotechnical Reports. The Manual is available at: [http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf](http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf).
1. Approval of this map pertaining to grading is recommended.

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:**

2. Provide approval of:

   a. The latest hydrology study 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:**

3. 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 as 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.

Name  Erik Rodriguez  Date 12/03/18  Phone (626) 458-4921
The subdivision shall conform to the design standards and policies of Public Works. The following revised conditions are recommended for inclusion in the tentative map approval:

Comply with the previously approved Road Conditions to the satisfaction of Public Work except for the following revisions (Refer to the attached previously approved Road Conditions dated 11-22-2011):

1. Condition No. 5 in the previously approved Road Conditions shall be replaced with the following: 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. The entry gate proposed at the “D” Driveway on Live Oak Avenue shall be removed if an adequate queuing setback cannot be accommodated to the satisfaction of Public Works.

2. Condition No. 8 in the previously approved Road Conditions shall be replaced with the following: Terminate the raised median nose along “A” Driveway a minimum distance of 20 feet from the right of way of Mayflower Avenue to the satisfaction of Public Works.

3. Condition No. 9 in the previously approved Road Conditions shall be replaced with the following: “D” Driveway shall be used for unrestricted access at Live Oak Avenue. Provide parking restriction along the north side of Live Oak Avenue for 50 feet east of “D” driveway as recommended in the attached traffic study addendum. The subdivider shall coordinate this with Traffic and Lighting Division and pay any applicable fees. Clearance of four (4) feet minimum from the top of “X” of the driveway to utilities is required. Relocate affected utilities if necessary.

4. Condition No. 18 in the previously approved Road Conditions shall be replaced with the following: Comply to the attached Street Lighting Requirements dated March 29, 2018 from Traffic and Lighting Division of Public Works.

Prepared by Joseph Nguyen
Phone (626) 458-4921 Date 11-20-2018
STREET LIGHTING REQUIREMENTS

Provide streetlights on concrete poles with underground wiring along the property frontage on Mayflower Avenue to the satisfaction of Department of Public Works or as modified by Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

Provide streetlights on concrete poles with underground wiring along all streets and highways within __________ and around to the satisfaction of Department of Public Works or as modified by Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

Provide streetlights on concrete poles with underground wiring on non-gated private or public future streets along the property frontage on ____________ to the satisfaction of Department of Public Works or as modified by Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

Provide streetlights on concrete poles with underground wiring on gated private future street(s) along the property frontage on ____________ with fixtures acceptable to Southern California Edison and to the satisfaction of Department of Public Works or as modified by Department of Public Works. The operation and maintenance of the streetlights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

Provide street lighting plans to upgrade the existing streetlights from High Pressure Sodium Vapor to LED along the property frontage on ____________ to the satisfaction of Department of Public Works or as modified by Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.

New streetlights are not required.
The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.

Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the map recordation. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All required streetlights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided all required streetlights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.
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. The entry gate proposed at the Live Oak driveway ("D" driveway) shall be removed if an adequate turnaround and queuing setback cannot be accommodated to the satisfaction of Public Works.

6. All egress traffic from "A" Driveway at Mayflower Avenue 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. "D" Driveway is permitted to have unrestricted access at Live Oak Avenue. Provide parking restriction along the north side of Live Oak Av for 50 feet east of "D" driveway as recommended in the traffic study addendum. The subdivider shall coordinate this with Traffic and Lighting Division and pay any applicable fees.
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. Provide a left-turn lane on Mayflower Avenue at "A" Driveway to the satisfaction of Public Works.
18. 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.

b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

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

20. Comply with the mitigation measures identified in the attached February 23, 2011 e-mail, February 9, 2009, and September 73, 2007 letters from our Traffic and Lighting Division to the satisfaction of Public Works.

21. Secure haul permit as applicable for related hauling of import material. Haul trucks and construction traffic shall be confined to using the entrance off Live Oak Avenue (to the extent feasible) to minimize disturbance to residences along Mayflower Avenue.

Prepared by Andy Narag
Phone (626) 458-4921 Date 11-22-2011
We have completed our review of the Traffic Study Addendum for the proposed Santa Anita Village project (VTTM 068400).

The Traffic Study Addendum evaluated two alternative accesses for the driveway located on Live Oak Avenue:

- Alternative A - westbound right-turn ingress and egress only
- Alternative B - full ingress and egress

We generally agree with the Traffic Study Addendum that the traffic generated by either of the two alternatives, as well as the cumulative traffic generated by the related project, will not have a significant impact to County roadways or intersections in the area.

We also generally agree with the Traffic Study Addendum’s recommendation to restrict parking along the north side of Live Oak Av for 50 feet east of the project driveway.

Please note we did not review the section of the Traffic Study Addendum which discusses the gate’s set back distance at the project driveway located on Live Oak Av. We defer the review of that design consideration to your division.
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

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

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

bc: Land Development (Hunter, Wong)
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.
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

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

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. A sewer area study for the proposed subdivision (PC12053AS, dated 09-18-2018) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. 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.

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

Prepared by Imelda Ng  
Phone (626) 458-4921  
Date 11-29-2018
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 lots 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. The applicant shall comply with the requirements as stipulated by the Will Serve letter dated 10/9/18 from the Golden State Water Company to the satisfaction of Public Works.

3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

Prior to obtaining the building permit from the Building and Safety Office:

4. Submit landscape and irrigation plans for each multi-family/open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.
October 9, 2018

STATEMENT OF WATER SERVICE FOR 4241 East Live Oak Ave., Arcadia, CA

This is to certify that the proposed water system to serve the above referenced address will be operated by:

Golden State Water Company
630 E. Foothill Blvd.
San Dimas, CA 91773

Upon completion of satisfactory financial arrangements under our rules and regulations on file with the California Public Utilities Commission, the proposed water distribution system for the above referenced subdivision will be adequate during normal operating conditions for the water system of this subdivision as provided in Chapter 20.16 of Title 20 of the Los Angeles County (Water Code) and as shown on the plans and specifications approved by the Department of Public Works. This includes meeting minimum domestic flow requirements as provided by Section 20.16.070 and minimum fire flow and fire hydrant requirements as provided by Section 20.16.060.

Unless modified or extended by Golden State Water Company, the Will Serve Letter shall terminate and be of no further force and effect one year from this letter’s date.

Kyle Snay
Operations Engineer
(909) 592-4271 Ext. 1403
THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL

FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.

3. The private access within the development shall be indicated as “Private Driveway” on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as “Fire Lane” on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.

4. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.

5. A common access agreement is required for the private driveway since multiple units are sharing the same access. Such language shall be included in the Covenant, Conditions and Restrictions (CC&R) document and shall be submitted to the Fire Department for review prior to Final Map clearance.

6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.
7. Submit a copy of the Water Improvement Plans to the Fire Department showing the installation of 6 public fire hydrants as noted on the Tentative Map for review and approval prior to Final Map clearance.

8. Submit a copy of the Grading Plan to the Fire Department for review and approval. Compliance required prior to Final Map clearance.

PROJECT CONDITIONS OF APPROVAL

1. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

2. Maintain a minimum 5 feet wide approved firefighter access walkway leading from the Fire Department access road to all openings in the building exterior walls. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

3. The on-site private driveways shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance or prior to occupancy.

4. A paved unobstructed fire lane width of 28 feet, clear to the sky, shall be provide for buildings exceeding 30 feet above the lowest level of the Fire Department vehicular access road. Buildings exceeding this height shall provide a setback between 15 feet and 30 feet from the edge of the fire lane to the building wall. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

6. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

7. Any Permeable or Decorative Pavement within the required fire lane shall be capable to support a live load of 75,000 pounds. Provide construction detail on the load capacity of the permeable pavement product to be used and a note on the architectural plans so the Fire Department can verification for compliance prior to building permit issuance.

8. Install 6 public fire hydrants as noted on the Tentative Map. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.

9. The required fire flow from the public fire hydrant for this development with the allowable reduction for an approved fire sprinkler system in the buildings can be up to 4000 gallons per minute at 20 psi for duration of 4 hours, over and above maximum daily domestic demand. The required fire flow will be calculated by the Fire Department during the architectural plan review process prior to building permit issuance.

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

11. Parking shall be restricted adjacent to the required public fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Adequate signage and/or stripping shall be required prior to occupancy.
12. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

13. All proposed gates, both vehicular and pedestrian gates, shall comply with the Fire Department’s Regulation 5. Verification for compliance will be performed during final inspection of the gate prior to occupancy.

14. The driveways required for fire apparatus access shall be posted with signs stating “No Parking-Fire Lane” and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.

15. All proposed driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.
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.

The Representative Land Value (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.

The park obligation for this development will be met by:
The payment of $660,437 in lieu fees.

Trails:
No Trails

Comments:
The map proposes 303 condominium units on six (6) lots. The In-Lieu fee has been updated to reflect the fee schedule at the time Map 68400 was advertised for public hearing in September 2010.

For further information or to schedule an appointment to make an in-lieu fee payment:
Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra, California 91803.

By: Kathline J. King, Chief of Planning

November 15, 2018
LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 68400  DRP Map Date: 11/07/2018  SCM Date: 12/13/2018  Report Date: 11/15/2018
Park Planning Area # 5  CSD: N/A  Map Type: Amendment Map - Tract

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

\[(P)\text{people} \times (0.0030)\text{ Ratio} \times (U)\text{Units} = (X)\text{ acres obligation}\]
\[(X)\text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}\]

Where:

- \(P\) = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
- \(\text{Ratio}\) = 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.
- \(\text{RLV/Acre}\) = Representative Land Value per Acre by Park Planning Area.

Detached S.F. Units
- People: 3.37
- Ratio: 0.0030
- Number of Units: 0
- Acre Obligation: 0.00

M.F. < 5 Units
- People: 4.72
- Ratio: 0.0030
- Number of Units: 0
- Acre Obligation: 0.00

M.F. >= 5 Units
- People: 2.34
- Ratio: 0.0030
- Number of Units: 303
- Acre Obligation: 2.13

Mobile Units
- People: 1.82
- Ratio: 0.0030
- Number of Units: 0
- Acre Obligation: 0.00

Exempt Units
- People: 0
- Ratio: 0.0030
- Number of Units: 0
- Acre Obligation: 0.00

**TOTAL**
- People: 303
- Ratio: 0.0030
- Number of Units: 303
- Acre Obligation: 2.13

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Total Provided Acre Credit: 0.00

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SD-5
November 15, 2018
November 14, 2018

CASE: RPPL 2018000831  
Project: TR068400-1  
PLANNER: Diane Aranda  
LOCATION: 4241 LIVE OAK AVE ARCADIA 91006

The Department of Public Health-Environmental Health Division has reviewed the information provided to authorize condition modifications to an approved conditional use permit and amend the approved tentative map to create six multi-family residence lots developed with 170 attached single-family residence units in 23 detached townhouse-style buildings, and 148 attached senior condominium units in two buildings on 12.05 gross acres. A copy of the “Statement of Water Service” from the Golden State Water Company dated 10-9-18 was submitted.

Public Health recommends Departmental clearance for project

For any questions regarding the report, please contact Vincent Gallegos at the Land Use Program at 626-430-5380

Prepared by:  
Vincent Gallegos, REHS  
Environmental Health Specialist IV

SD-5